



The Anchor Hotel

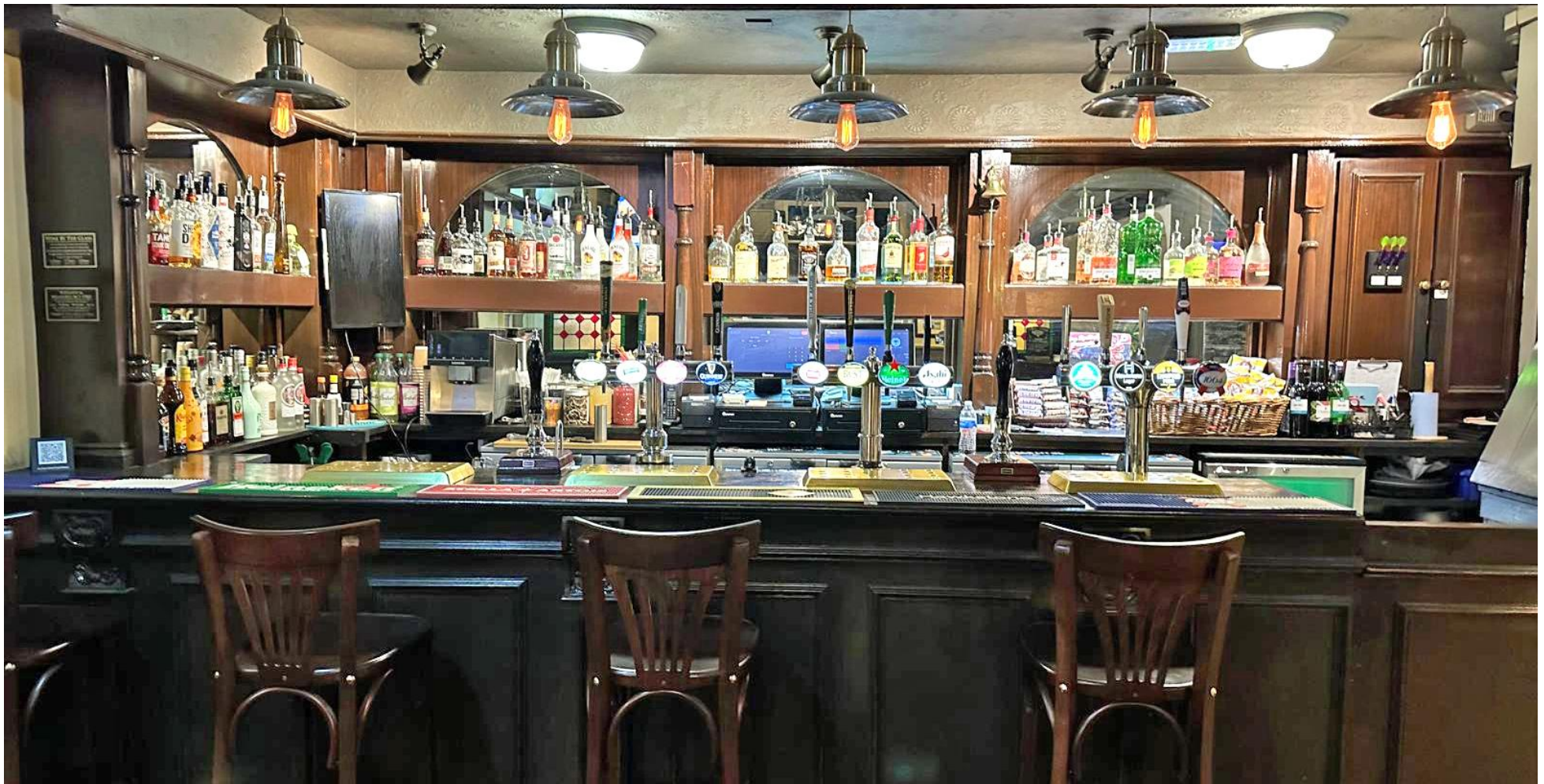
John Martin Street, Haydon Bridge, Hexham, Northumberland, NE47 6AB

Tenure: Freehold

Price: Offers over £450,000

Ref: 96482

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- South Tyne Valley village
- Nine letting bedrooms
- Bar and lounge (60)
- Café (20), restaurant (36) and gardens (80)
- Two bedroom owners' accommodation
- Grade II listed building

History and Location

The Anchor Hotel is a famous and historic riverside inn with a rich and fascinating heritage. Records suggest that an inn occupied the site as early as 1422, although the building later served as a courthouse and gaol for the Barony of Langley.

By the mid-18th century, the property and surrounding land had been seized by the Crown and granted to the Admiralty through the Royal Greenwich Hospital. During this period, it served as a rest home for sea-battled officers — giving rise to the name “The Anchor.” Around the same time, the Admirals House was added to accommodate officials travelling on Admiralty business. In recognition of its remarkable history, a commemorative heritage plaque was awarded to the hotel in 2025 and installed on the Admirals House.

By the mid-1800s, the property had been sold and converted into a coaching inn. The hotel prospered thanks to its strategic midway location between Newcastle and Carlisle. It also became the original meeting place of the Haydon Hunt, widely regarded as the oldest hunt in Northumberland.

The Anchor Hotel stands beside the River South Tyne, England’s largest salmon river, where visitors can often watch sea trout and salmon migrating upstream to spawn.





History and Location continued

Haydon Bridge is a peaceful and picturesque village in the heart of Northumberland's South Tyne Valley. The village is also the birthplace of the renowned painter John Martin, who lived just 200 yards from the hotel. Surrounded by some of the county's most spectacular landscapes, the village lies on the doorstep of Northumberland National Park, the North Pennines, and the ancient Roman frontier of Hadrian's Wall and its forts. As a result, the area attracts scholars, tourists, walkers, and cyclists throughout the year.

The village is ideally situated for road users, positioned on the A686 with direct access to the A69, providing convenient links to Newcastle in the east and Carlisle in the west. Haydon Bridge also benefits from excellent public transport connections. Haydon Bridge railway station is located on the busy Tyne Valley Line, with hourly train services operating between Newcastle and Carlisle.



The Property

This three storey, detached property is of traditional construction under a pitched slate roof. It is Grade II listed and located within a Conservation Area. The building was awarded a heritage plaque in 2025.

Trade Areas

Ground Floor

PORCH VESTIBULE leading to a tiled hallway.

- SECRET GARDEN CAFÉ: with loose and perimeter seating for 20, wooden floors and an 'L' shaped wood servery with coffee station. Feature fireplace with log burner, exposed stone walls and stylish furnishings.
- JUDGE & BARREL BAR: with seating for 20, a bar servery and wood flooring.
- ADMIRAL LOUNGE: with seating for 40, a pool table, a darts throw, a DJ booth, games machines and a stone fireplace with log burner. *Note: the lounge opens onto the riverside decked terrace.*
- LADIES' and GENTLEMEN'S TOILETS.
- ANCILLARY AREAS include a BOILER ROOM and a STORE CUPBOARD.
- CELLAR to basement with KEG ROOM and BEER DROP.
- Riverside beer terrace with wheelchair ramp with level access to admirals lounge.



First Floor

- RECEPTION DESK.
- SALMON'S LEAP RESTAURANT: with 36 covers, carpeted floors, dual aspect, river view windows, a feature fireplace with log burner and a breakfast station. This can be used as a meeting/ function room as well.
- TRADE KITCHEN: fully equipped and of a good size. Separate PANTRY/REFRIGERATION ROOM.
- SIZEABLE OFFICE/STOREROOM.

Owners' Accommodation

Set over the second floor:

- LOUNGE.
- TWO DOUBLE BEDROOMS.
- BATHROOM.





Letting Accommodation

- Nine LETTING ROOMS: set over the first and second floors. The letting accommodation comprises two TWIN ROOMS, one FAMILY ROOM and six DOUBLE ROOMS. Eight of the rooms are EN SUITE and one has its own private bathroom. All are beautifully appointed throughout, offering tea and coffee making facilities and TVs.

External

- CAR PARK: for 15 vehicles.
- RAISED, DECKED BEER GARDEN: with 14 picnic benches to seat 80, a stone area with BBQ, views over the river and public footpath access.

The Business

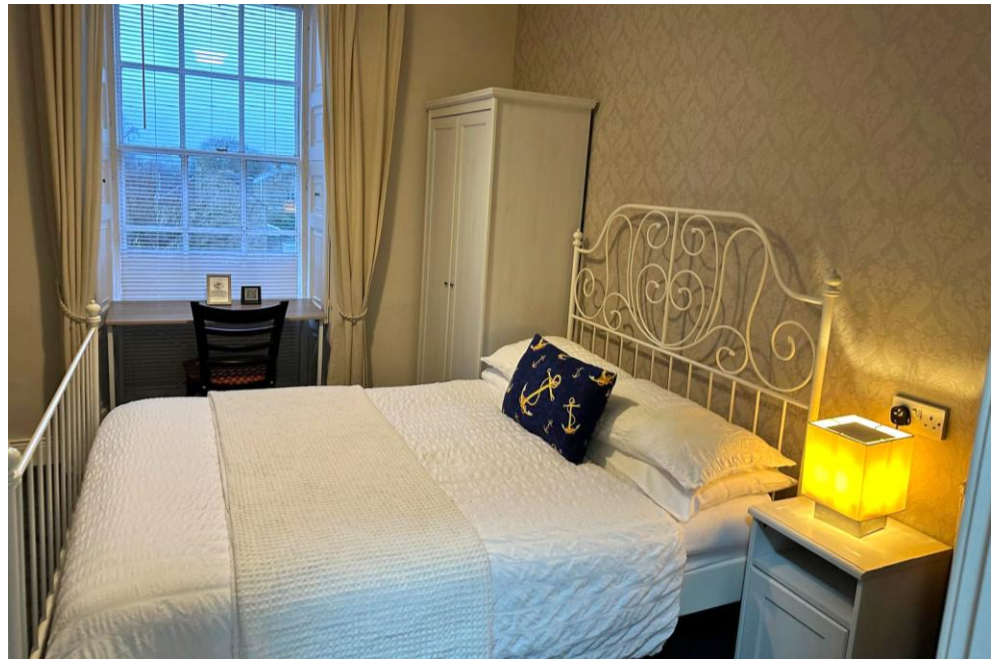
The Anchor Hotel is a welcoming, multi-faceted business which attracts tourists all year round due to its scenic location and its proximity to Northumberland's major tourist attractions. The business boasts an excellent reputation and has been awarded a 3* AA rating; it also has excellent reviews and ratings online. Net sales and accounts can be made available upon request and with the consent of our client.

The business has its own website www.theanchorhotelhaydonbridge.com. Room tariffs range from £95 to £125 per night with occupancy levels in the region of 70% all year round. Subject to planning permission, there is the possibility of converting the first floor office/storeroom and second floor owners' accommodation into additional letting accommodation if required.

The Anchor Hotel is a business with huge potential in a stunning location. It will provide its new owner with an excellent opportunity to build upon our client's success.

TUPE will not apply.





Tenure & Price

FREEHOLD – OFFERS OVER £450,000 to include goodwill, fixtures and fittings.
Stock at valuation in addition.

No direct approach to be made to the business; please direct all
Communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. LPG for the kitchen.

Rateable Value: £28,750.

Local Authority: Northumberland Council.







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