



YHA Buttermere

Buttermere, Cockermouth, Cumbria, CA13 9XA

Tenure: Freehold

Price: £725,000

Ref: 96287

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Rare opportunity to acquire a freehold premises currently operating as a 70 bed youth hostel.
- The property is offered to the market without restriction as to use. The vendor would welcome proposals to continue the property as a YHA partner hostel, but all offers will be considered on their individual merits, with preference given to those demonstrating a clear ability to proceed.
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage.
- The property is trading and is currently part of YHA's network of over 100 hostels across England and Wales.
- www.yha.org.uk/hostel/yha-buttermere.

Location

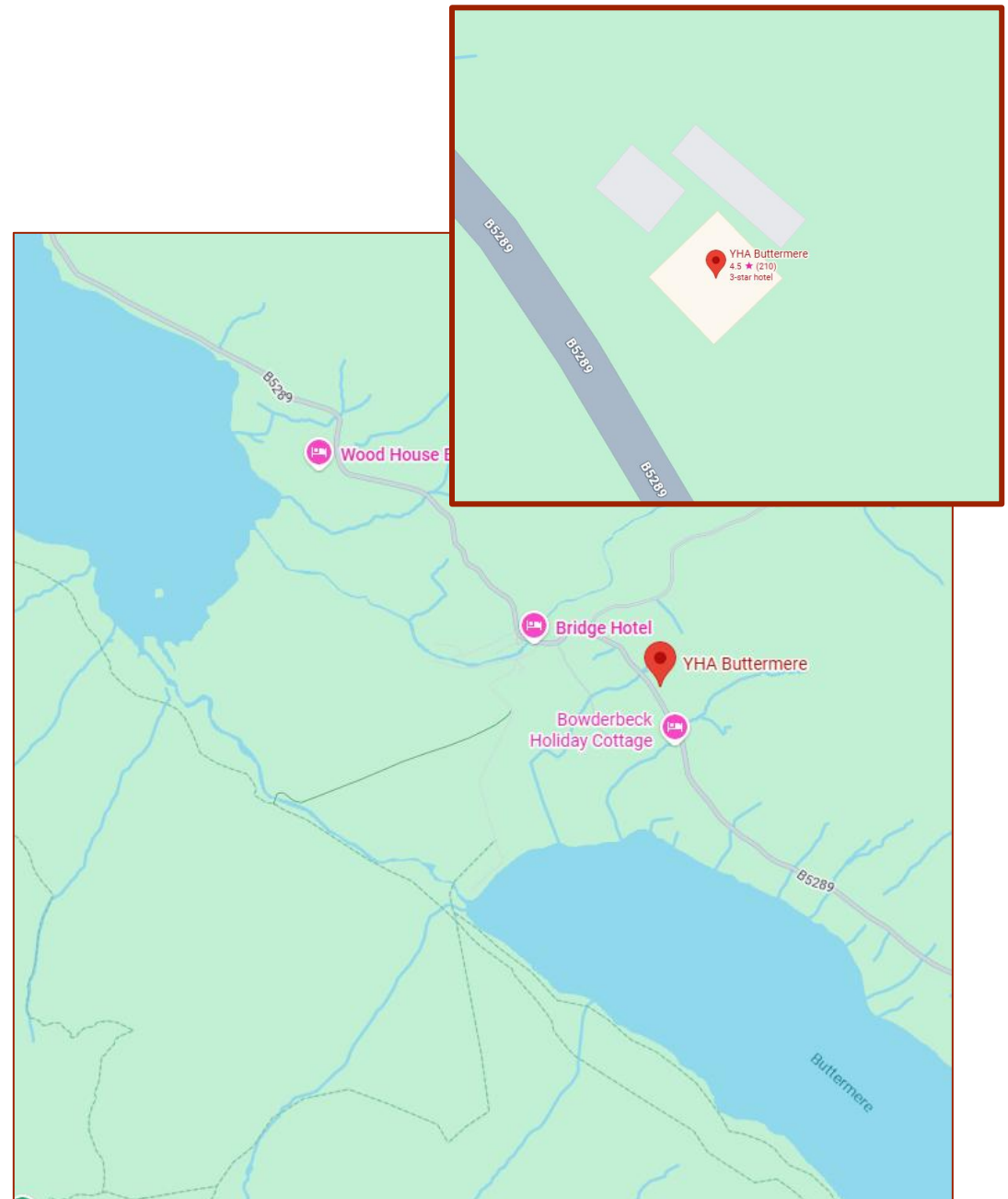
YHA Buttermere is situated in Buttermere Valley in the Lake District National Park. The blue ribbon lakes of Buttermere, Crummock Water and Loweswater are surrounded by fells and mountains including Red Pike, High Stile, Fleetwith Pike, Robinson, Whiteless Pike, Grasmoor and Melbreak. It is a peaceful place, popular with hikers and outdoor enthusiasts. The village is accessible from Cockermouth in the north-west, from Borrowdale via the Honister Pass or from Braithwaite and the Newlands Valley via Newlands Pass. The area offers easy access to Keswick, Windermere and the Lake District's western coast.

The property lies on the B5289 which is accessible from the A66. During the spring/summer months, a free bus service operates between Buttermere and Cockermouth with five return services per day.

Property

YHA Buttermere is a grand, historic house which has operated as a hostel since 1955. Previously, it was known as the Victoria Hotel.

The building is of local stone construction under a slate roof and is set over four storeys to the main. There is a two storey stone building adjacent. The property is in a plot of approximately one acre of land and comprises:



Trade Areas

GROUND FLOOR

Main hallway with RECEPTION/CHECK-IN DESK and MANAGER'S OFFICE. Good sized TRADE KITCHEN with Altro flooring; fully equipped with catering appliances and white goods. Pantry and refrigeration room. The kitchen provides access to the basement which is currently used for storage.

DINING ROOM, seating 52, with wooden floors and dual aspect windows. BAR/KITCHEN SERVERY with loose seating for 52. Two WCs. Self-catering KITCHEN with wood laminate flooring, base and wall units and dining seating for 10. This kitchen is fully equipped and has both prep and wash-up areas. Two section drying room and storeroom.

TOILET BLOCK to the rear with three SHOWERS and a WC.

Letting Accommodation

FIRST FLOOR

LETTING ROOMS 1 to 8 (note: there is no Room 4).

LETTING ROOM 1 (sleeps six) with dual aspect windows. LETTING ROOM 2 (sleeps four), LETTING ROOM 3 (sleeps six), LETTING ROOM 5 (sleeps four), LETTING ROOM 6 (sleeps four), LETTING ROOM 7 (sleeps four), LETTING ROOM 8 (sleeps four).

Communal LOUNGE with feature fireplace, dual aspect windows and sofa/loose dining seating for 20. Two SHOWER ROOMS and three WCs. Access to:

SECOND FLOOR

LETTING ROOMS 9 to 13.

LETTING ROOM 9, 10 and 11 (sleep six each), LETTING ROOM 12 (sleeps four), LETTING ROOM 13 (sleeps 8). Two SHOWER ROOMS and four WCs.





THIRD FLOOR

LETTING ROOMS 14 (sleeps two) and 15 (sleeps six).

Separate stone built ANNEXE:

GROUND FLOOR

Lean-to/porch area with two DOUBLE BEDROOMS and storeroom. To the rear is access to the first floor, comprising LOUNGE/KITCHEN AREA, three DOUBLE BEDROOMS, a BATHROOM and a WC.

Manager's Accommodation

KITCHEN/DINER, LOUNGE, two DOUBLE BEDROOMS, a BATHROOM and a WC.

External

A stone driveway leads to a CAR PARK which can accommodate 18 vehicles. To the left is an enclosed CAMPING AREA which currently houses three land pods. The land pods are owned by a third party and will not form part of any sale. CAMPING SITE with picnic style benches and lake views. Two OUTDOOR SHOWERS.

The Business

YHA Buttermere is located in a secluded yet easily accessible part of the Lake District which attracts many visitors each year to its stunning scenery and range of outdoor pursuits.

YHA adopts 3 main opening patterns: F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. YHA Buttermere primarily operates on an F&I trading pattern and can offer separate male and female dorm rooms.







The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.

Tenure & Price

FREEHOLD £725,000 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

We understand a premises licence is held for the retail of alcohol.

Services

Mains electricity and water are connected. Septic tank drainage. LPG gas.
Local Authority: Cumberland Council.

YHA Franchise

YHA believes in the power of travel and adventure to connect people to each other, nature and heritage. Since 1930, the organisation has operated a unique network of hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

The YHA network already includes a significant number of independently owned and operated hostels: in 2024/25, over 810,000 guests stayed in its properties.

For further information, please contact Sidney Phillips.



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