



Blenkinsopp Castle Country Inn

Greenhead, Brampton,
Cumbria, CA8 7JS

19th century coaching stable offering
bar, restaurant & letting rooms.

Freehold Offers Around
£595,000

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Overview & Location

19th century coaching stable

Set in Northumbrian countryside

Bar/restaurant (30)

Private dining room (20)

6 en suite letting rooms

Net sales year ended December 2023 £305,191

Blenkinsopp Castle Country Inn is located within Blenkinsopp Castle Country Park. The park comprises a retirement home development and the Grade I listed Blenkinsopp Castle, a 19th century country mansion incorporating the remains of a 14th century Tower House. With ancient and historic origins, the Inn is a veritable treasure trove of architectural features. The property is approximately one mile south of Greenhead between Brampton and Haltwhistle in the county of Northumberland and is within easy reach of Hadrian's Wall and the Pennine Way. It offers stunning, panoramic views of the Northumberland countryside. Blenkinsopp Castle Country Park lies just off the A69 which provides easy access to Carlisle westbound and Hexham and Newcastle eastbound, and links to the national motorway network.

The property is of stone construction over two storeys to the main under a pitched slate roof. It is set in 0.8 of an acre of private land.





Trade Areas

MAIN ENTRANCE leading to open plan BAR and RESTAURANT AREA with the bar offering cosy sofa and stool seating for 10. The restaurant provides 20 covers and has carpeted flooring (with wood flooring to bar area), wood constructed BAR SERVERY with well-equipped back bar, exposed stone walls with original ceiling timbers and joists and a roaring fire which creates a lovely warm ambience. The restaurant and bar area is beautifully appointed throughout with modern decor, furnishings and lighting.



TRADE KITCHEN of a good size and well equipped with catering equipment and effects. Separate PANTRY and STOREROOM, REFRIGERATION ROOM leading to on level CELLAR.

Letting & Owners' Accommodation

LETTING ROOMS

Five individually styled, ground floor, luxury rooms which are decorated and furnished to a very high standard, each offering a cosy and inviting space.

ROOM ONE - DOUBLE BEDROOM with EN SUITE featuring private decking area

ROOM TWO - TWIN ROOM with EN SUITE featuring private decking area

ROOM THREE - DOUBLE ROOM with EN SUITE featuring private decking area

ROOM FOUR - FAMILY ROOM with EN SUITE

ROOM FIVE - FAMILY ROOM with EN SUITE

All rooms are equipped with TVs, Wi-Fi and tea and coffee making facilities.

From February 2025 plans have been set into motion to convert the private dining room into a sixth letting room which our clients anticipate will achieve an additional £40,000 in profit.

ROOM SIX - LARGE FAMILY ROOM with EN SUITE.

OWNERS' ACCOMMODATION

Located at first floor and comprising: LOUNGE with Velux window and fireplace with electric log burner. FITTED KITCHEN/DINING ROOM. Good sized BATHROOM with walk-in shower and freestanding bath. 2 DOUBLE BEDROOMS, one of which has an EN SUITE BATHROOM.







External

Raised PATIO AREA with pergola offering seating for 8. Additional patio area offering seating for 40.

Lawned TRADE GARDEN with picnic style benches for 30 and a sizeable CAR PARK to accommodate 50 vehicles.

The business has a Motor Caravan Club Certificate of Exemption to allow 5 motor homes on the car park.

TWO OUTBUILDINGS plus BOILER ROOM.



The Business

Our clients have operated the Blenkinsopp Castle Inn for 12 years and have created a well-established restaurant and bar which offers an excellent, locally sourced British menu, real ales and fine wines. In addition, the Inn has five, soon to be six (from Spring 2025), beautifully presented letting rooms. It is extremely popular with walkers and cyclists visiting Hadrian's Wall and the North Pennines as well as with residents of the large retirement community within the park. Occupancy levels are in the region of 87% in season with rooms ranging from £145 to £190 per night. The business enjoys much repeat trade and has built up good relations with various walking group companies.

Plan are being drawn up for the addition of 3 lodges to the rear of the property.

Our clients currently run the Inn as a lifestyle business and open seasonally (March to October) for a limited number of hours and find that this allows them to live very comfortably from the business. There is huge potential for growth through extending the Inn's opening hours and offering a lunch/all-day menu and hosting weddings and private events. The Inn sits in a prime location on the A69 and within close proximity to a range of tourist attractions. It also benefits from on-site trade from the residents within the park. Net sales for the year ending December 2023 is £305,191 with full trade accounts being made available upon request.





Tenure, Licence & Services

FREEHOLD offers around £595,000 plus VAT to include fixtures and fittings and goodwill.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

A full Premises Licence is held.

12:00 - 03:30 7 days a week

Current opening hours:

15:00 - 23:00 Monday to Saturday

12:00 - 23:00 Sunday

Bistro food service hours:

17:00 - 20:30 Monday to Saturday

12:00 - 20:00 Sunday

Mains water, electricity and drainage are connected. Oil fired boiler for ground floor trade areas. The private accommodation has a newly installed combi boiler.

Local Authority: Northumberland Council

Rateable Value: £11,250 (the business is subject to Rural Rate Relief)

ENQUIRE

01434 607841

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Accurate measurements have not been taken.