

FOR SALE

Colliers

The Villa Levens

Brettargh Holt, Kendal LA8 8EA

Introduction *and Location*

The Villa at Levens is prominently situated in the South Lake District in open countryside about four miles to the north west of Junction 36 of the M6 motorway and immediately to the south of the junction of the A590 and A591.

The Property is situated approximately 12 miles to the south of Windermere, 5 miles to the south west of Kendal town centre and approximately 1.5 miles to the east of Levens village.

The Lake District National Park is one of the UK's premier tourist destinations. England's largest National Park it was designated a UNESCO World Heritage Site in 2017. It covers over 850 square miles and boasts England's only true mountain range and several lakes, tarns, meres and waters that gives the area its name. Whilst it is the UK's most densely populated National Park, there are no major conurbations and with inbound tourists numbering an average of around 15.5million per year, it really has proved itself to be a tourist hot spot.

The property sits in an elevated position within extensive and well-maintained grounds extending to approximately 5.86 hectares (14.48 acres). Within the site are areas of woodland, a pond, a former walled garden, a garden for reflection and parking areas for in excess of 100 cars.



Superbly Appointed AA Four Star Country House Hotel located on the fringe of the Lake District National Park



Main Building – 22 individually designed letting bedrooms all with en suite facilities. However, obvious potential to extend to provide a SPA and over 50 letting bedrooms.



Attractive Restaurant (38 covers) the benefit of 2 AA Rosettes for Culinary Excellence and adjoining brasserie/orangery (42 covers).



Brettargh Suite function room for up to 120

The Pavilion - Detached event space for up to 250.



Attractive and extensive gardens and grounds with ample car parking extending to around 14.5 acres.



Net Turnover to year end 31st December 2023 - £1,129,544

The *Property*

There are two principal buildings on the site: the main building and the Pavilion.

The main building comprises a detached Victorian, Gothic style house believed to have been constructed around 1875 as a private residence and to have traded as the Levens Hotel in the 1920s. In 1944 it was converted to the Sacred Heart Covent and later operated as a maternity home. In 1959 a new chapel and nursery were built.

In 1971 the property was purchased by the Salesian Sisters who latterly operated it as a pastoral and retreat centre for children, it closed in the summer of 2012, and was subsequently converted and adapted to the current high quality Country House Hotel.

The main building is arranged on ground, first and second floors with cellar. It has stone elevations under a pitched slate clad roof.

The second building comprises The Pavilion; a former sports hall/function room lying about 50 metres to the south of the main building. It is a detached, single storey building with rendered and timber boarded elevations under a pitched slate roof and has recently been enlarged, remodelled and fully refurbished to create a splendid dedicated, self-contained, weddings/function venue.



Letting *Bedrooms*

There is a total of 22 letting bedrooms arranged as follows:

Floor	Number
Ground	4
First	11
Second	7
Total	22

Type	Number
Double	10
Twin	3
Superior Double	4
Family	2
State Rooms	3
Total	22

All bedrooms have en suite bathrooms, direct dial telephone, tea and coffee making facilities, bottled water, flat screen television and hairdryer.



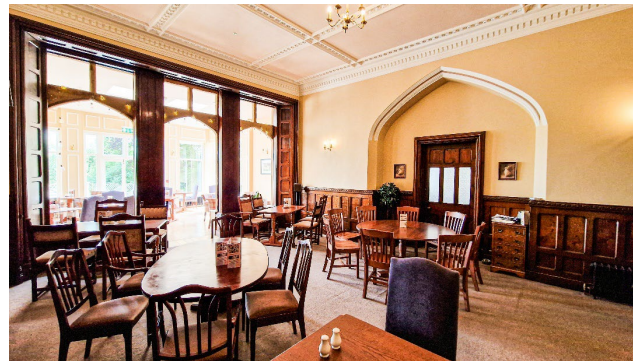
Public Areas

Main entrance with porch leading via a tiled lobby with reception desk and sofas into the Entrance Hall with impressive branching main staircase beneath a feature chandelier.

Off the entrance foyer are ladies', gentlemen's and disabled persons' toilets.

To the right of the entrance hall is an open plan Lounge Bar with panelled bar servery, marble fireplace and seating for about 18 persons.

- ❑ Also accessed off the entrance hall and situated at the front of the hotel is the Snug, a residents' lounge, with bay window, dado panelling, fireplace with wood burning stove and seating for about 12 persons.
- ❑ From the bar, a linking corridor, which also has (ramped) access directly from the outside, leads through to the Brettargh Suite (the former chapel) attached to the hotel which can accommodate small conferences or weddings. The room can accommodate 60-70 covers or 120 for a buffet.
- ❑ The room is served from the rear of the main bar. Adjoining this room are ladies', gentlemen's and disabled persons' toilets.
- ❑ To the rear of the ground floor is the Brasserie and adjoining Orangery with a total of about 42 covers and access out to a flagstone patio with outside tables and chairs to seat about 12 persons. These rooms are used to serve a lounge menu, for afternoon teas and as an overflow restaurant area. Adjoining the Brasserie is the Restaurant, which has a connecting door to the Brasserie, a marble fireplace and seating for about 38 covers.
- ❑ Many of the original features, including fireplaces, oak panelled doors, tiled floors, cornices and a fine branching main staircase, have been retained.
- ❑ The Pavilion is a self-contained function suite to accommodate up to 150 covers or functions for up to 250 with the tables removed. It has been provided with underfloor heating to enable the interior to be draped marquee-style and is equipped with sophisticated sound and light systems. There is a new entrance with reception area, a bar, ladies', gentlemen's and disabled persons' toilets, a kitchen, cloakroom and stores. Along one side, doors open out to a decking area with outside tables and chairs and views over the grounds.



Service Areas

Back of house accommodation is predominantly located to the ground floor. Located to the rear of the main restaurant is a large catering kitchen, dry goods store, storage rooms, office, beer store and staff room. An office is located to the first floor. The Pavilion has a dedicated satellite kitchen and beer store

External

The property occupies an undulating site extending to around 14.5 acres. Within the site are areas of woodland, a pond, a former walled garden, a garden for reflection and extensive parking areas.

Services

We are informed that mains gas, water and electricity are connected to the property, with drainage provided from a septic tank. Central heating and hot water are provided from gas-fired boilers with some under floor heating in The Pavilion and Chapel.

Registration & Licences

It is understood that the property benefits from a Premises Licence and a Civil Marriage Licence.

Tenure

The property is held Freehold.



The *Business*

The hotel is privately owned and operated under management with a compliment of staff. It was acquired by our clients in 2014 and since then the building has been substantially extended and reconfigured to create a highly successful Hotel, attracting a high level of repeat custom and passing trade. In addition, the Pavilion attracts a healthy flow of wedding and special event business.

The business trades with and has accolades as follows:

AA 4 Star , AA 2 Rosettes, Travellers Choice TripAdvisor for last 7 years, County Brides venue and wedding co-ordinator finalist, Cumbria Tourist Board wedding venue award, 5 Star Food & Hygiene Rating Lakeland Council

Net Turnover to year end 31st December 2023 was £1,129,544 from a balanced mix of income streams, with high profit margins being achieved.

Further financial information is available to seriously interested parties on the back of a signed NDA.



Price

Offers in the region of £2,500,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Information Pack

A data pack of property information including financial can be made available to seriously interested parties.

Viewing

All appointments to view MUST be made through the selling agents who are acting with sole selling rights.

Strictly no direct approaches to the property please.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

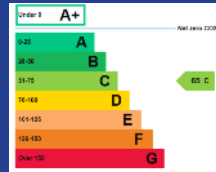








Energy performance rating



Mileages & Directions

Windermere is approximately 12 miles distant, Kendal approximately 5 miles. Junction 36 of the M6 motorway is around 4 miles to the south west.

If travelling north on the M6, leave the motorway at junction 36 then follow the A590 signposted to Barrow.

Further Information

For further information or to arrange an inspection of the property, please contact:



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