

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Station Road

Holmrook, CA19 1XQ

Offers In The Region Of £245,000



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We are delighted to present this exceptional freehold hotel, ideally situated beside the local railway station in the charming village of Drigg, on the western edge of the Lake District National Park.

Previously operating as a successful pub and hotel, the property has been vacant for the past three years and now offers an excellent opportunity for redevelopment or reinstatement as a thriving hospitality business.

The Victoria Hotel offers versatile accommodation comprising a traditional public house on the ground floor, six well-appointed en-suite guest bedrooms on the first floor, and spacious owner's accommodation on the second floor. Additional features include a cellar and an enclosed outdoor seating/parking area, providing further potential for guests and visitors.

Occupying a highly desirable location renowned for its outstanding natural beauty, this impressive property represents an outstanding investment opportunity. Its proximity to major local employers, including Sellafield, further enhances its appeal, offering strong potential to attract both leisure and business guests.

The Victoria Hotel comprises a well-appointed public house on the ground floor, featuring a fully equipped commercial kitchen, a bar area, three separate dining areas, and customer WC facilities.

The first floor offers six en-suite letting bedrooms, providing excellent guest accommodation. The second floor comprises the owner's private accommodation, which includes a spacious lounge, kitchen, double bedroom with en-suite bathroom, and a dedicated office.

Externally, the property benefits from a large car park and an attractive outdoor seating area, offering ample space for customers and guests.

GROUND FLOOR

Bar

12'6" x 14'0" (3.83 x 4.28)

Dining area 1

13'3" x 13'8" (4.06 x 4.18)

Dining area 2

11'1" x 8'11" (3.38 x 2.72)

Dining area 3

11'5" x 18'6" (3.49 x 5.66)

Kitchen

9'7" x 30'10" (2.94 x 9.41)

FIRST FLOOR

Bedroom one

15'10" x 14'8" (4.85 x 4.49)

En-suite

6'7" x 3'10" (2.03 x 1.18)

Bedroom two

15'3" x 10'4" (4.66 x 3.16)

En-suite

9'10" x 3'10" (3.00 x 1.17)

Bedroom three

9'7" x 14'4" (2.93 x 4.39)

En-suite

4'7" x 4'9" (1.40 x 1.46)

Bedroom four

6'8" x 12'11" (2.04 x 3.95)

En-suite

5'6" x 7'3" (1.68 x 2.23)

Bedroom five

8'10" x 12'11" (2.71 x 3.95)

En-suite

3'7" x 9'6" (1.11 x 2.90)

Bedroom six

11'6" x 13'2" (3.53 x 4.03)

En-suite

2'11" x 8'8" (0.89 x 2.66)

SECOND FLOOR

Living room

20'7" x 11'1" (6.28 x 3.40)



- Located on the edge of the Lake District National Park
- 6 Ensuite rooms
- Outside space/off road parking
- EPC C

- Next to the local Train Station
- Living quarters
- Investment opportunity



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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/95/EC 	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	