



## The Dog & Gun Inn

Penrith, CA11 9SE

Offers In The Region Of £750,000



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### *The Dog & Gun Inn, Skelton - A Rare Michelin-Starred Freehold Opportunity*

Nestled within the small village of Skelton on the peaceful northern fringes of the Lake District, the Dog & Gun Inn offers a high-quality, authentic rural dining experience. Located just seven miles from the transport hub of Penrith, and only four miles from the M6, it is ideally positioned for both local residents and visitors exploring the region. This independent, family-owned establishment has earned a prestigious national reputation, proudly holding one Michelin Star since 2022 and three AA Rosettes since 2023, distinctions that firmly position it as

One of the many outstanding qualities of the Dog & Gun is its idyllic village location, surrounded by gently rolling countryside and characteristic Cumbrian charm. Inside, the Dog & Gun combines comfort with understated authenticity, which enhances the appeal of the national accreditations. As a celebrated gastropub, it offers a dining experience shaped by exceptional locally sourced ingredients, thoughtful craftsmanship, and a commitment to quality that has earned acclaim from globally recognised directories of gastronomic excellence.

Beyond its acclaimed cuisine, the Dog & Gun serves as an inviting base for those wishing to explore the surrounding area. Skelton's advantageous location places visitors within easy reach of both the Lake District's dramatic landscapes, and the historic market towns of Keswick and Penrith. With scenic walking routes, picturesque villages, and a wealth of local attractions nearby, it is an ideal stop for food-loving adventurers and those seeking a peaceful rural retreat.

The property itself comprises of a ground-floor restaurant area, including a welcoming bar and back-bar, along with a professional, fully equipped commercial kitchen designed for the precision required of Michelin-level service. Upstairs, arranged across the first and second floors, are additional preparation rooms and generous living accommodation, making it well suited to anyone seeking an owner-occupied operation, or for expansion of the hospitality offering through conversion into guest suites (subject to planning) to further diversify revenue.

With its award-winning reputation, charming village setting, and proximity to some of Cumbria's most celebrated scenery, the Dog & Gun Inn offers potential for a seamless transition with continued brand prestige of some of the industry's highest accolades. Its blend of Michelin-recognized dining, genuine hospitality, and enviable location ensures it remains a jewel within the region - a rare chance to purchase a business with a well-established and enduring appeal.

#### **Vestibule (Ground Floor)**

3'6" x 3'6" (1.081 x 1.071)

#### **Dining Area One (Ground Floor)**

27'8" x 15'1" (8.441 x 4.613)

#### **Dining Area Two (Ground Floor)**

18'9" x 10'11" (5.728 x 3.351)

#### **Bar Area (Ground Floor)**

9'7" x 5'9" (2.945 x 1.772)

#### **Back Bar Area (Ground Floor)**

13'3" x 4'11" (4.059 x 1.523)

#### **Restaurant Kitchen (Ground Floor)**

10'2" x 10'0" (3.106 x 3.058)

#### **Gents (Ground Floor)**

12'6" x 4'4" (3.820 x 1.327)

#### **Ladies (Ground Floor)**

9'4" x 5'7" (2.857 x 1.720)

#### **Prep Room (First Floor)**

15'0" x 11'9" (4.588 x 3.598)

#### **Store/Freezer Room (First Floor)**

11'9" x 11'3" (3.601 x 3.439)

#### **Reception Room (First Floor)**

14'11" x 8'6" (4.562 x 2.608)

#### **Residential Kitchen (First Floor)**

10'8" x 9'7" (3.266 x 2.925)

#### **Bathroom (First Floor)**

8'11" x 5'8" (2.738 x 1.735)

#### **Bedroom One (Second Floor)**

14'6" x 12'10" (4.444 x 3.916)

#### **Bedroom Two (Second Floor)**

14'7" x 9'2" (4.457 x 2.809)

#### **Bedroom Three (Second Floor)**

14'5" x 8'9" (4.416 x 2.684)

#### **Bathroom (Second Floor)**

8'1" x 4'10" (2.484 x 1.491)



- Holds 1 Michelin Star and 3 AA Rosettes

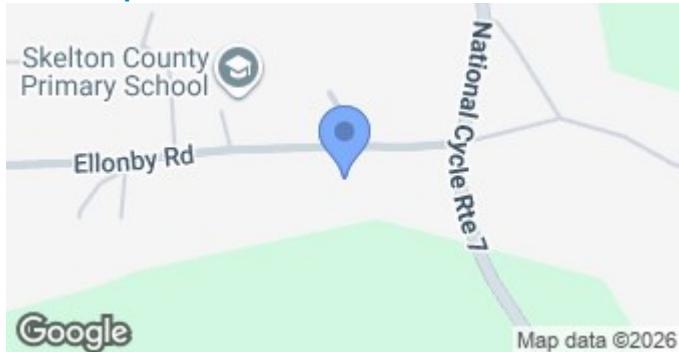
- Highly Profitable based on Food & Drink and with Limited Opening Hours
- Close to Lake District, M6 Motorway & West Coast Mainline

- Family-owned Gastropub in a Charming Village Setting

- Restaurant, Bar, Kitchen, and Owner Accommodation Included
- Characterful 18th Century Building



## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/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	