



The Bay Horse Hotel & Restaurant

Ulverston, LA12 9EL

Asking Price £825,000



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Unique Freehold Development Opportunity – Acclaimed Public House with Stunning open Morecambe Bay Views.

A rare and exciting opportunity to acquire a freehold site, set in a truly stunning location on the shores of the Morecambe Bay Estuary. The property, offered with vacant possession with 10 letting bedrooms.

The existing building, dating back to the 17th century, has been extended and well fitted for trade, operating as a traditional public house and acclaimed restaurant. Due to the Owner's retirement, this versatile and characterful property is now available for sale/early completion.

Highlights include:

Introduction

Reception

19'0" (5.80)

Lounge Bar

23 x 20 (7.01m x 6.10m)

Dining Conservatory

32'9" x 10'9" (10.0 x 3.30)

Second Conservatory

17 x 11 (5.18m x 3.35m)

Inner Dining Room

12 x 12'4 (3.66m x 3.76m)

Catering Kitchen

20'8" x 11'1" (6.30 x 3.40)

Covered Yard

Dry Store

Ground Floor Cloak Room

Open Courtyard

Outbuilding

of 22'11" (of 7.0)

Ground Floor Bedroom

First floor - Inner Landing

of 26'2" (of 8.0)

Front Bedroom

13'9" x 12'5" (4.2 x 3.80)

Rear Bedroom

12'5" x 7'10" (3.80 x 2.40)

Front Bedroom

11'9" x 13'1" (3.6 x 4.0)

Front Bedroom

11'9" x 10'9" (3.6 x 3.30)

Cloakroom

Bathroom

Front Bedroom

11'9" x 5'10" (3.60 x 1.80)

Curlew

11'9" x 11'1" (3.60 x 3.40)

Office

of 7'10" (of 2.4)

Exterior



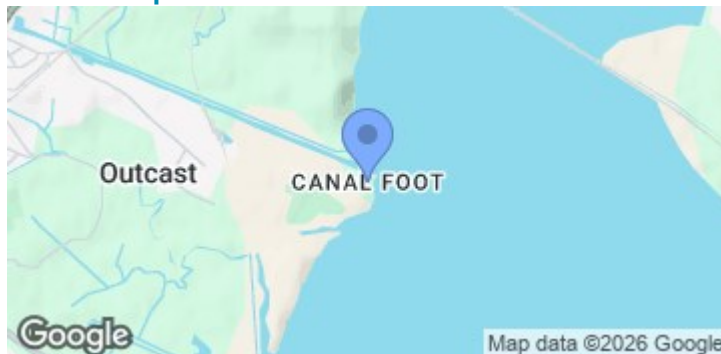
- No Chain
- Bar Area
- Conservatory
- Views over the Bay
- Restaurant
- 1st Floor Accommodation



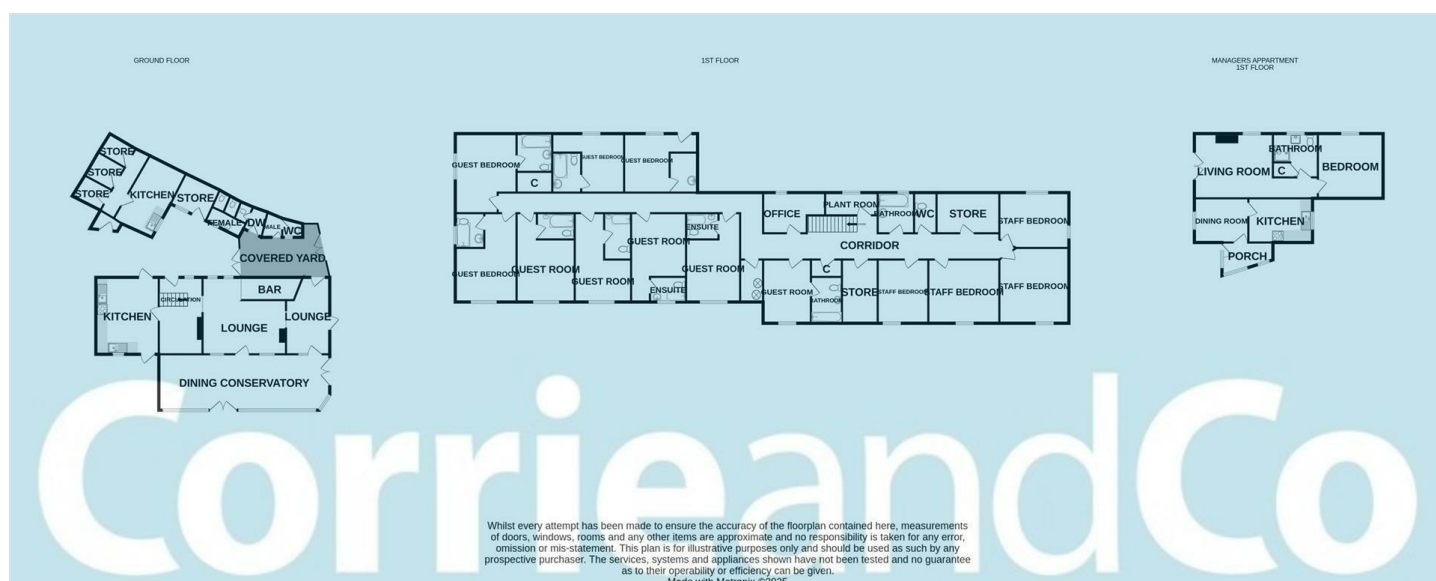
Road Map



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.

