



Available to let from May 2022
Langdon Beck Hotel
Forest in Teesdale, County Durham, DL12 0XP

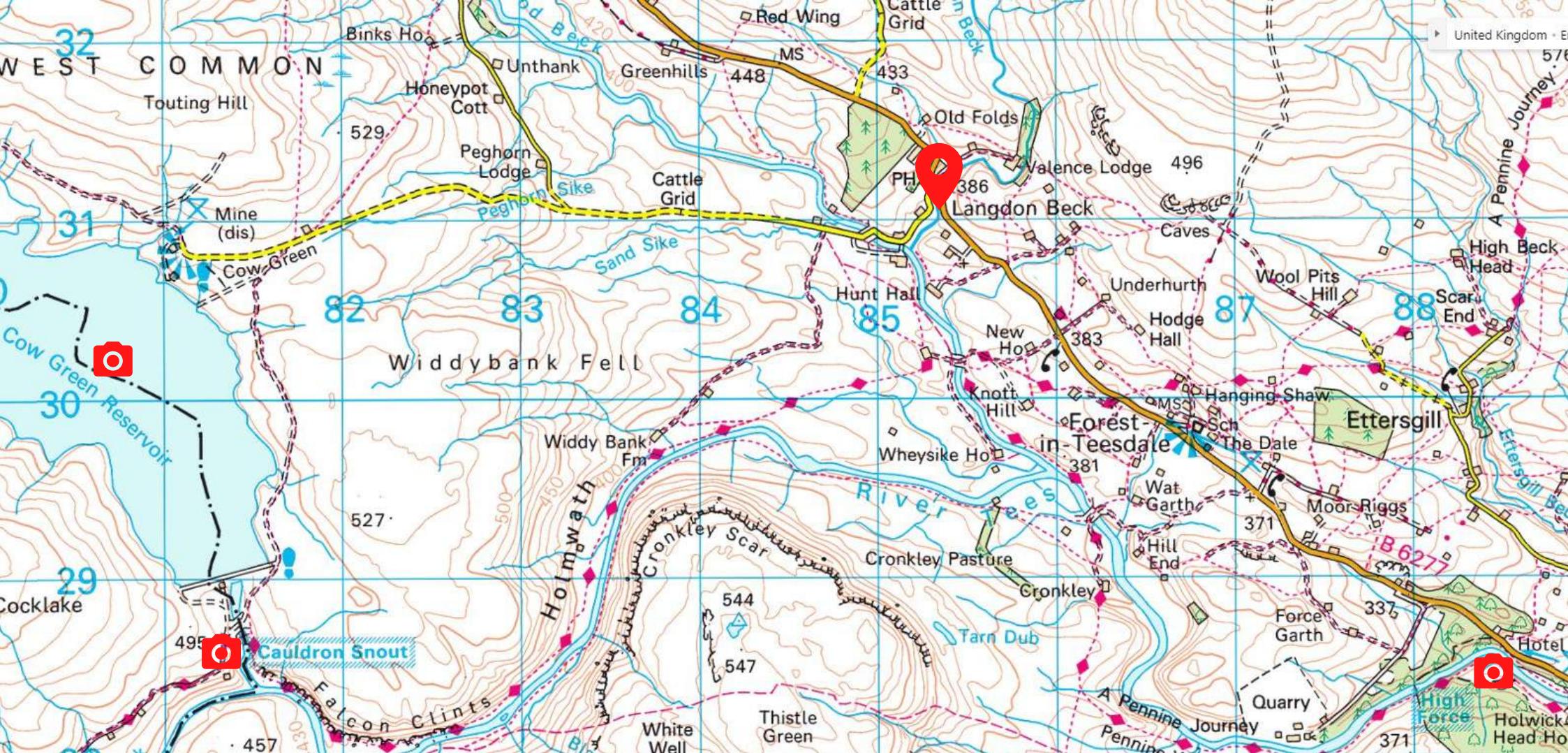
R A B Y



- Picturesque Newly Refurbished Country Hotel
- Close to Pennine Way Walking Route
- Located in North Pennines Area of Outstanding Natural Beauty
- Local sights include High Force Waterfall and Cow Green Reservoir

- 6 Double Ensuite Bedrooms
- Dining Room, Bar and Snug
- Two Function Rooms
- Garden and Carpark

R A B Y



Location

Situated in the countryside of Upper Teesdale in County Durham within the North Pennines Area of Outstanding Natural Beauty. Less than 1 km from the Pennine Way, and on, or near, many other trails such as the Teesdale Way, Durham Round and Pennine Journey. The hotel is popular with walkers and can accommodate small and large groups. The rare black grouse lekking site is also just a short distance from the hotel, which is a haven for bird watchers throughout the year who visit to experience the unique bird assemblage of Upper Teesdale.

R A B Y

Description

Langdon Beck Hotel occupies a superb location in the heart of Upper Teesdale. Likely built at the beginning of the Victorian era, this lovely detached property is of two storeys rendered construction under a pitched slate roof in a traditional local style. There is a spacious bar, dining and function rooms as well as 6 ensuite letting bedrooms. The property also benefits from delightful gardens and car parking.

Accommodation

Ground Floor

A traditional-style country inn with wood beams, authentic features and fireplaces

Public bar and restaurant areas

Ladies and gents W/C

Substantial trade kitchen

Spacious cellar

Outbuildings and external stores

First floor

Six double en-suite guest rooms

Two-bedroom owners accommodation

Function Room

The property has a generous, private function room. There is a strong existing business for small meetings and events.

This area opens directly onto the main dining area allowing the property to comfortably accommodate larger gatherings

Bar and Snug

The property benefits from a characterful bar and snug, primarily used for bar drinks service but it can be doubled up as dining space as required

Dining Room

The spacious dining room boasts stunning views across the surrounding countryside from its much-coveted dining table within the bay window.

Resident's Lounge

A small comfortable private room at the front of the property offers additional dining or meeting space.

Garden and Terrace

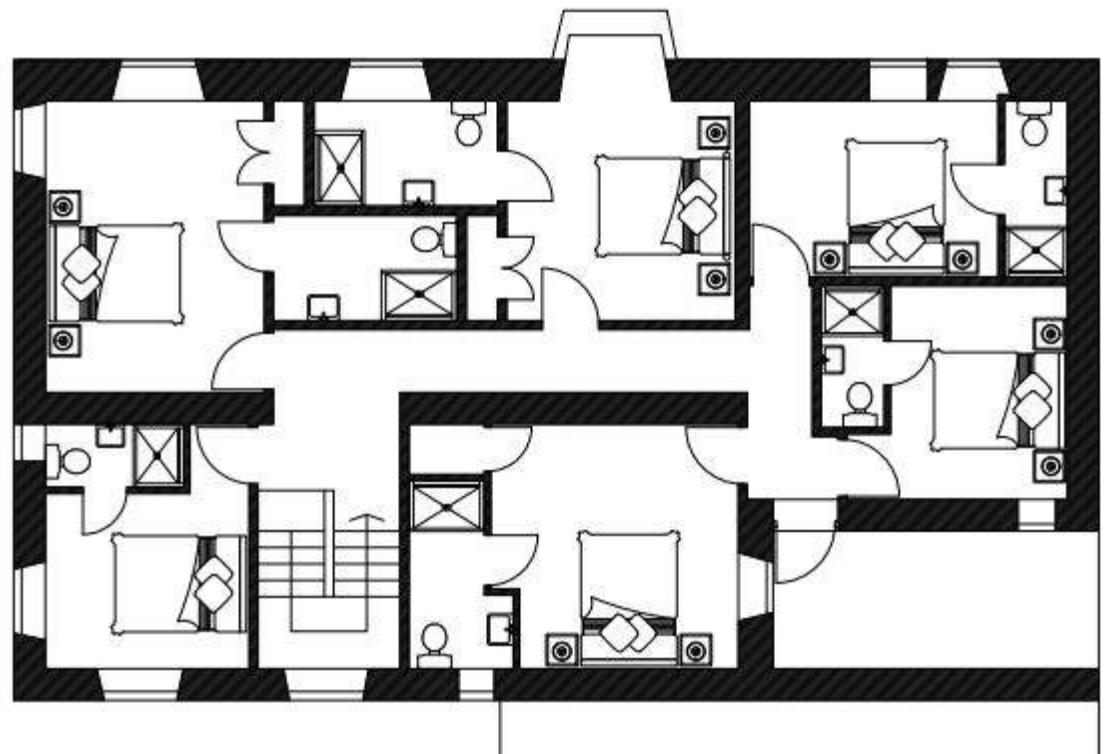
The property enjoys a stunning outlook onto the open countryside with space for several tables for outdoor dining.

R A B Y

Floor Plans



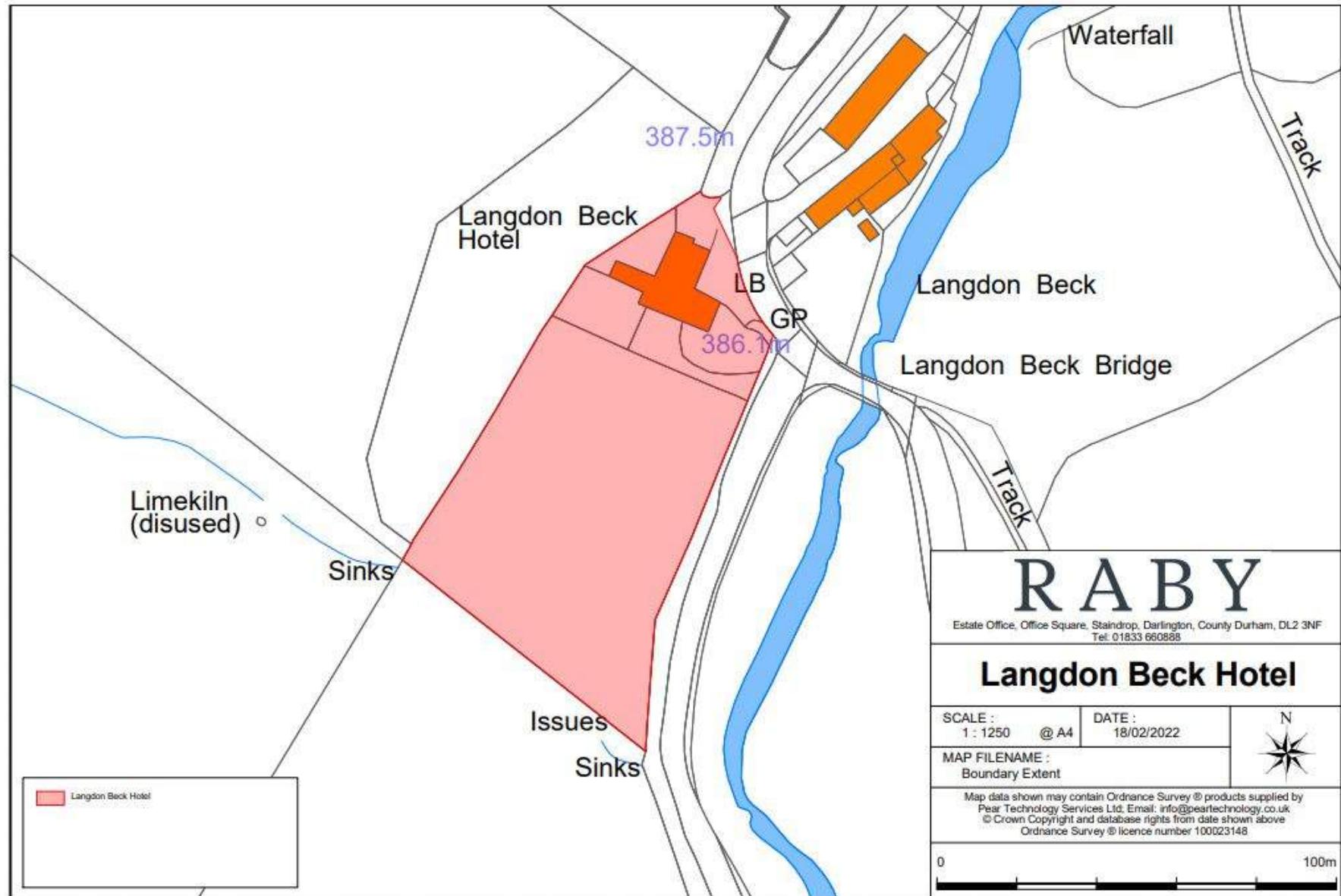
Ground Floor Layout



First Floor Layout
Residential flat not show

R A B Y

Site Plan



R A B Y



RABY

GEOLOGY
ROOM



R A B Y



R A B Y

Business Rates

The property is in an area administered by Durham County Council. The property is described on the VOA website as 'Public House and Premises' and shows a Rateable Value of £6,500 (with effect from April 2017).

Trade

Langdon Beck Hotel has been successfully operated by the outgoing tenant for over 16 years. During that time they established a multifaceted business with a good local following. This is complemented by good food, bar and bedroom trade, drawn from the many visitors attracted to this lovely landscape, as well as those walking the Pennine Way or visiting High Force Waterfall.

At the end of the previous tenancy, the Raby Estate has significantly invested in the future of Langdon Beck Hotel, refurbishing the 6 letting bedrooms, and updating the bar, dining room and function rooms to allow a new operator to benefit from increased tariffs and occupancy.

Planning

The property is unlisted. There is potential for the development of temporary campervan accommodation or similar within the surrounding grounds. The property has 1.6-acres which is used annually for the well known Langdon Beck Show.



EPC

EPC rating to be assessed on completion of the refurbishment and will be appended to the lease.

Services

Private water supply and drainage, private sewage treatment plant, mains electricity, oil fired heating, Calor gas cooking.

Lease Details

Details available upon application.

The ingoing tenant will be responsible for acquiring the fixtures and fittings at valuation and providing a deposit equivalent to 6 months rent. They will also be responsible for the reasonable legal fees in the preparation of the lease.

R A B Y

For further information please contact us using the details below.

Phone

01833 660888

Email

reception@raby.co.uk

Website

www.raby.co.uk

The property sits within the prestigious Raby Estate.

R A B Y