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**The Castle Inn, 49 Main Street, Lancaster, LA2 8JT
Offers In The Region Of £495,000**



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Location

Hornby is a village some 9 miles from Lancaster and some 8 miles from Kirkby Lonsdale. The village is on the A683 at the confluence of the Rivers Wenning and Lune.

The subject premises are situated in a prime location in Hornby on Main Street opposite Hornby Castle in the heart of the village.

Description

Substantial double fronted listed Georgian period property known as The Castle Inn.

A local hostelry with large bar and function room together with 6 en suite letting bedrooms.

Prime corner location in Hornby village fronting Main Street with return frontage to Post Horse Lane.

A real character property offering great potential. 10 designated car parking spaces to the rear.

Accommodation

Ground Floor

Entrance Vestibule

Into the bar room.

Bar Room

38'6" x 27'3" (11.742 x 8.315)

Overall average measurement, an impressive room with fitted bench seating and woodburning stove, exposed beams, wooden flooring, window seats, large bar area with granite worktop, radiators.

Basement Beer Cellar

15'8" x 13'7" (4.794 x 4.149)

Accessed by staircase from the bar room with ample space for beer storage and lines.

Gents Toilet Block

Inner Hall

Disabled Toilet & Baby Changing

Ladies Toilet Block

Conservatory

25'1" x 11'7" (7.664 x 3.553)

Plus deep recess, side entrance from Post Horse Lane, flagged flooring, exposed stonework and trusses, fitted bench seating, radiator, access to function room.

Inner Hall

With staircase leading off, flagged flooring, access through to function room, radiator.

Kitchen

17'2" x 17'1" (5.247 x 5.225)

Function Room

30'1" x 27'10" (9.181 x 8.502)

Large function room with bar, exposed brickwork and trusses, radiators.

First Floor

First Landing

Bedroom 1

17'11" x 9'11" (5.485 x 3.045)

Plus recess, exposed beam, radiator.

En Suite Bathroom/w.c.

7'9" x 5'6" (2.364 x 1.700)

Bath with shower mixer tap and shower unit over, wash basin, toilet, tiled splashback, tiled flooring, towel radiator.

Internal Office / Store Room

Second Landing

Radiator.

Bedroom 2

15'10" x 15'3" (4.843 x 4.660)

Window seats, feature slipper shaped bath with shower mixer tap within the bedroom, radiators.

En Suite Washroom/w.c.

Wash basin, toilet, tiled flooring.

Bedroom 3

16'0" x 10'6" (4.877 x 3.225)

Window seat, radiator.

En Suite Bathroom/w.c.

6'11" x 5'8" (2.133 x 1.728)

Bath with shower mixer tap and shower unit over, wash basin, toilet, tiled splashback, tiled flooring, towel radiator.

Bedroom 4

20'7" x 13'3" (6.295 x 4.060)

Window seat, exposed stonework, radiators.

En Suite Bathroom/w.c.

11'10" x 6'3" (3.610 x 1.908)

Double ended bath with shower mixer tap, vanity unit, toilet, tiled flooring, towel radiator.

Separate Shower Cubicle

Fully tiled step in shower cubicle, tiled flooring.

Second Floor

Galleried Landing

Radiator.

Bedroom 5

15'4" x 9'11" (4.678 x 3.030)

Window seat, radiator.

En Suite Bathroom/w.c.

9'0" x 5'1" (2.75 x 1.553)

Bath with shower mixer tap and shower unit over, wash basin, toilet, tiled splashback, tiled flooring, towel radiator.

Bedroom 6

15'4" x 9'11" (4.695 x 3.033)

Plus deep recess, window seat, radiator.

En Suite Bathroom/w.c.

9'0" x 5'10" (2.745 x 1.785)

Bath with shower mixer tap and shower unit over, wash basin, toilet, tiled splashback, towel radiator.

Store Room

9'9" x 6'6" (2.986 x 1.995)

Not all full head height, further store area, radiator, Toilet off with wash basin and radiator.

Exterior

Enclosed patio area giving side access to the Conservatory and Function Room from Post Horse Lane.

To the rear 10 designated car parking spaces.

Services

All mains services connected.

Internal Floor Area

According to the Energy Performance Certificate some 556 square metres which equates approximately to 5,984 square feet.

Energy Performance Certificate

Current Energy Rating 'C'.

Rateable Value

Current rateable value of public house and premises £17,000. From April 2023 rateable value £12,000.

Listing

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest - grade 2.

Viewing Arrangements

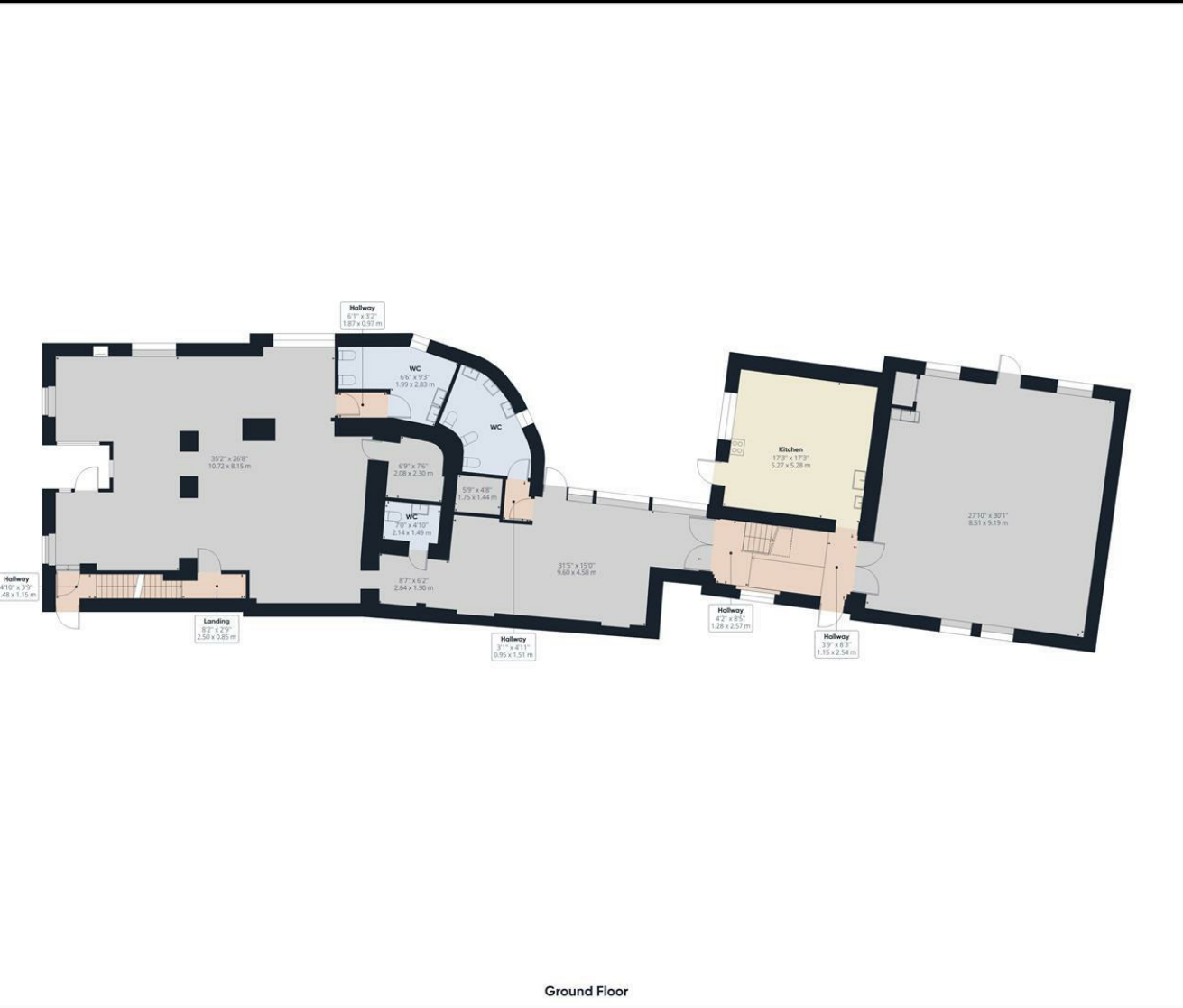
Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





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



Approximate total area⁽¹⁾	3277.67 ft ² 304.51 m ²
Reduced headroom	19.84 ft ² 1.84 m ²
(1) Excluding balconies and terraces	
Reduced headroom (below 1.5m/4.92ft)	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
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