

# For Sale

Upon instructions of a private client

**LANDWOOD  
GROUP**



**Highland Laddie, Water Street, Glasson, Wigton, CA7 5DT**

## Public House

- Picturesque setting within the village of Glasson
- Popular with tourists being close to the Solway Coast Area of National Beauty and Hadrian's Wall
- 3/4 bedroomed owner's accommodation - letting bedrooms to the first floor
- Catering kitchen with separate dining area
- Available with Vacant Possession

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## CONTACT

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## Location

The property is located on Water Street, in the village of Glasson, 9 miles to the north of the market town of Wigton and 11 miles to the north west of Carlisle in Cumbria. The property lies on the edge of the Solway Coast Area of National Beauty, close to the channel of River Esk with views across to Scotland.

The area is popular with walkers and tourists, being close to Hadrian's Wall, Drumburgh Moss and Finglandrigg Woods National Nature Reserves.



## Description

A detached two storey public house, with owner's accommodation above. It is constructed with rendered and painted stone elevations beneath a pitched tiled roof. Windows are uPVC framed and double glazed.

The property benefits from a number of features including exposed timber beams and an open fireplace with wood burning stove. A fitted bar is included, with bench seating within the bar area.

## Accommodation

Internally the property provides a bar area with pool room. Leading from this is a restaurant/dining area, catering kitchen, food preparation room, store and beer cellar alongside male and female customer toilets. We understand the combined bar and restaurant provide seating for circa 60 covers. The first floor provides three double bedrooms and a family bathroom.

Externally, the property includes a small yard to the front, and enclosed rear yard that is currently used for deliveries and parking.

The property extends to a total internal area of approximately 246.82 sq m (2,657 sq ft).

## Tenure Information

The premises are held by way of a freehold title, under title number CU173723.

## Tenancies

Available with vacant possession.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers over £155,000

## EPC

Available upon request.

## Rateable Value

The property has a rateable value of £6,100.

## Viewings

Strictly by appointment.

### Holly Surplice

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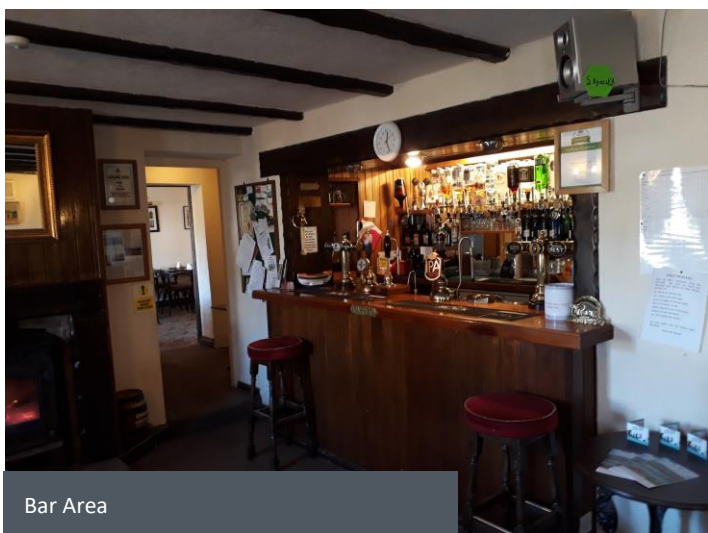
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External Front Elevation



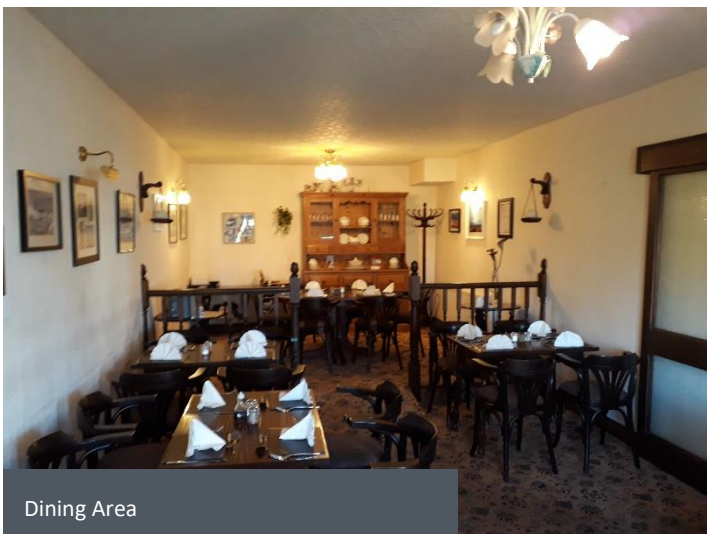
External Side Elevation



Bar Area



Bar seating area

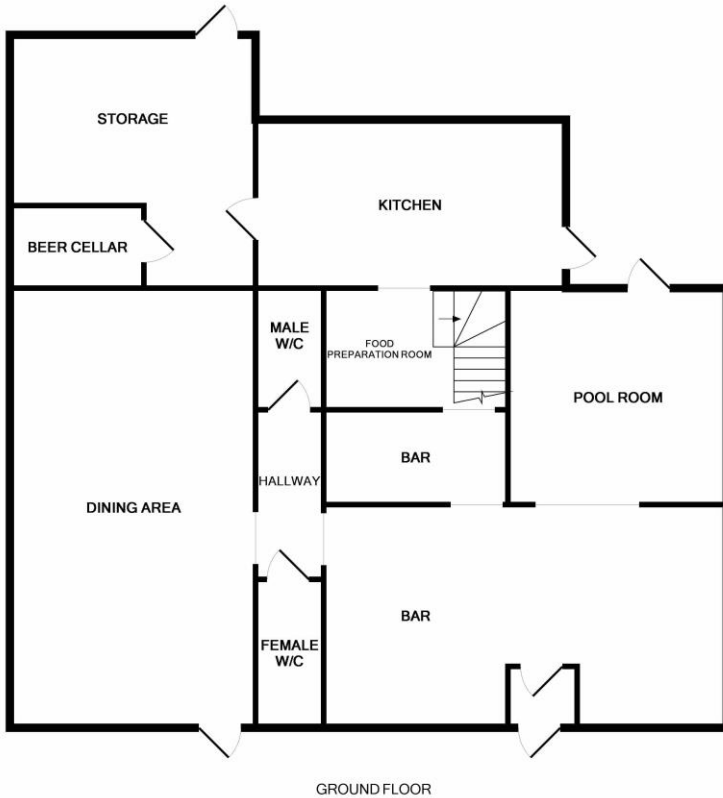


Dining Area

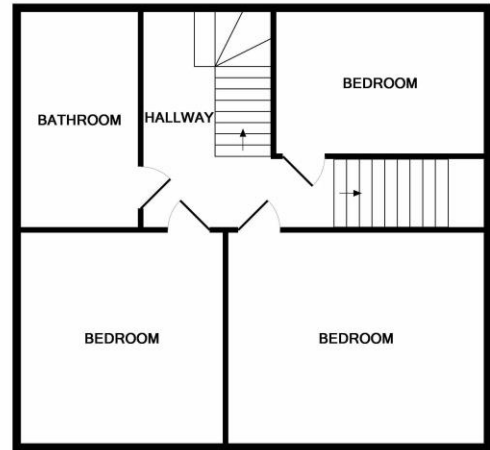


Bedroom

## Floor Plan

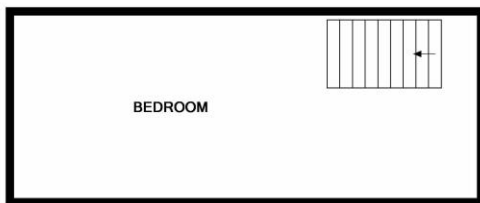


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR