

LOVELADY COUNTRY HOUSE HOTEL AND COTTAGES

LOVELADY LANE, ALSTON, CA9 3LX

HOLIDAY HOME / LEISURE DEVELOPMENT OPPORTUNITY



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HIGHLIGHTS INCLUDE:

- Boasting 14 en-suite bedrooms, the Manor House combines period charm with generous guest accommodation, making it an ideal setting for group stays and special occasions.
- Outline planning permission previously granted for an exclusive redevelopment opportunity of 38 holiday lets with leisure and catering facilities.
- Situated within the picturesque North Pennines, a designated Area of Outstanding Natural Beauty (AONB) and one of the few UK 'dark skies' hotspots.
- Located 16 miles from the A69, which spans the breadth of the country from Carlisle to Newcastle upon Tyne, and 22 miles north west of Junction 40 of the M6.

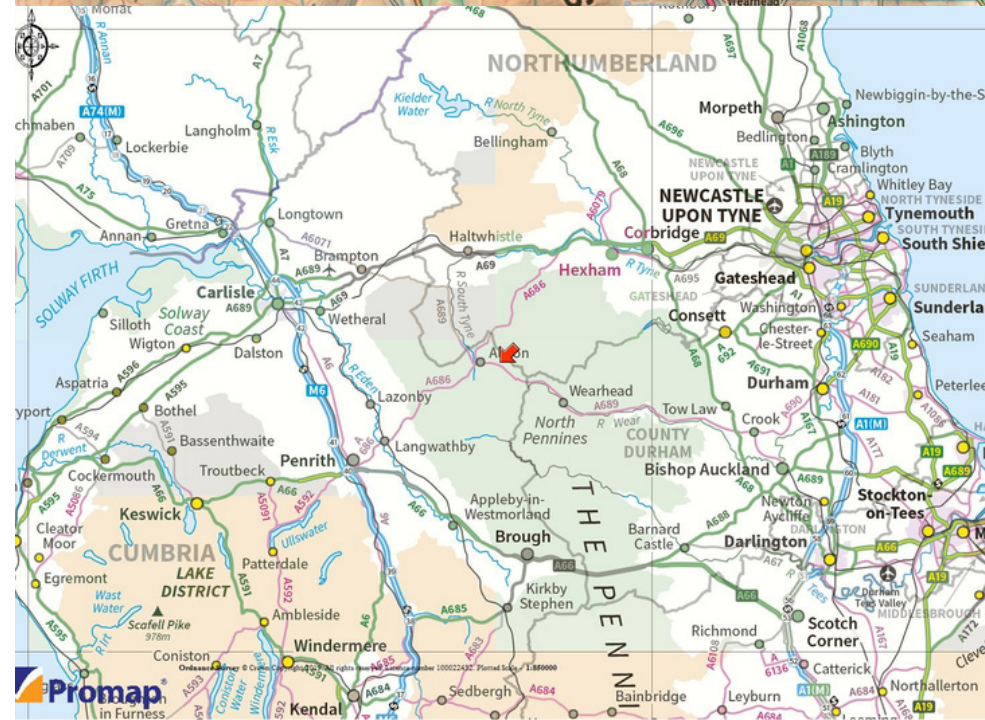
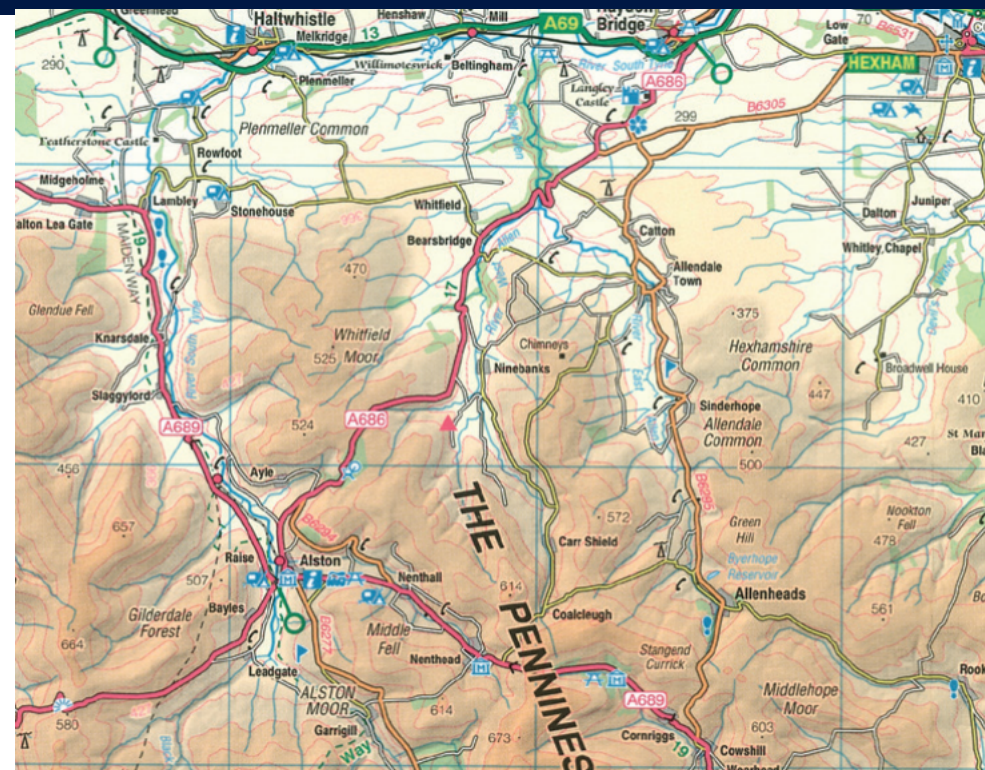
LOCATION

Currently comprising a Georgian country house and a collection of barn-converted holiday homes with the added benefit of a rare opportunity to redevelop the historic buildings and expand the potential income stream, subject to planning.

Built on the former site of a 13th century religious convent, Lovelady Country House Hotel is a charming Georgian retreat, nestled within the heart of the North Pennines countryside. The Hotel comprises the main 16th century house and six, similarly aged, barn-converted cottages, within 3.5 acres of grounds.

The Hotel is conveniently located 2.5 miles west of Alston, a quaint cobble paved village which provides a range of local amenities, including independent shops, several pubs, restaurants and cafes.

Access to the Hotel is primarily provided by the A69, located approximately 16.8 miles to the north, and the M6 motorway, approximately 22.6 miles to the south east. The Hotel can also be reached via train; South Tynedale Railway Station is located at the northern most end of Alston village approximately 2.9 miles away.



ACCOMMODATION

The main house provides 14 spacious bedrooms which all include double beds, tea and coffee making facilities, a TV and en-suite facilities. With room upgrades, guests can enjoy super king size beds within one of the luxury suites, in addition to views over the grounds.

Guests also have the choice of residing in one of the six self catering holiday lets, contained within three barn conversions. The cottages provide double and single rooms, en-suite facilities, living room space and kitchens.

A breakdown of existing cottage accommodation is as follows:

Cottage	Bedrooms
Colleton	3 doubles and 1 single
Ridgeway	4 doubles
Poppythorn (UG) Cobblestones (LG)	2 doubles 2 doubles
Clifton (UG) Sheiling (LG)	3 doubles 2 doubles



HISTORY

According to local legend, the site is situated on a 13th century religious convent and part of the name of the Hotel has been derived from the inhabitant's devotion to the Virgin Mary. The remaining part, Shield, derives from the Scottish Gaelic word 'Shieling' which means land where sheep graze.

PLANNING

Conditions contained within the current planning permission will need to be observed. There are also restrictions on the Registered Title to comply with the conditions of any planning permissions. Interested parties should obtain their own independent advice and consult direct with the Local Planning Office: Eden District Council, [Quick Search](#) | [Westmorland & Furness Council](#)

TITLE

Freehold / Long Leasehold titles with rights reserved over Communal Areas and the wider Estate.

INVENTORY AND STOCK

Fixtures, fittings and equipment are included in the sale.

RATEABLE VALUE

The property has rateable values as follows:

Lovelady Shield Country House Hotel	£7,300
Cobblestones & Poppythorn Cottage	£3,900
The Annex Poppythorn Cottage	N/A

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.



EPC

Lovelady Shield House	EPC Rating: D
Colleton	EPC Rating: E
Ridgeway	EPC Rating: C
Poppythorn	EPC Rating: C
Cobblestones	EPC Rating: C
Clifton	EPC Rating: F
Sheiling	EPC Rating: D





MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills and Landwood Group mandatory anti money laundering checks.

VIEWINGS

Viewings strictly by appointment with the joint selling agents Savills and Landwood Group.

TERMS

Offers Invited.

FINANCE

Finance may be available.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | MAY 2026



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