



Armathwaite
Carlisle
Cumbria
CA4 9PB

Offers In Excess Of £490,000

bettermove

Carlisle

Bettermove are proud to present this pub with 7 bedrooms in Armathwaite, Carlisle. This property is available with no forward chain.

The traditional country inn benefits from double glazing, oil central heating throughout and a large car park outside with space for 20 cars.

This property benefits from no payable business rates on the pub. Flat council tax band is A.

The interior of this beautifully presented property comprises a restaurant area with seating for 42, the main bar with seats available for 26, on level cellar, the trade kitchen area with ample work spaces and refrigeration units and the mens and ladies toilets on the ground floor. The first floor consists of the owners flat with lounge, double bedroom, kitchen and bathroom along with an additional 6 bedrooms with en suites for letting or bed and breakfast purposes. The exterior boasts beer garden, perfect for enjoying the summer months.

Located in the popular village of Armathwaite, the property is close to a range of amenities.

Excellent transport connections can be found from the A6, A66 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk