



Superb development potential with tremendous

Spacious two storey building could be a home or possible HMO

Located in a quiet, picturesque village

Short distance to the lakes and coastline

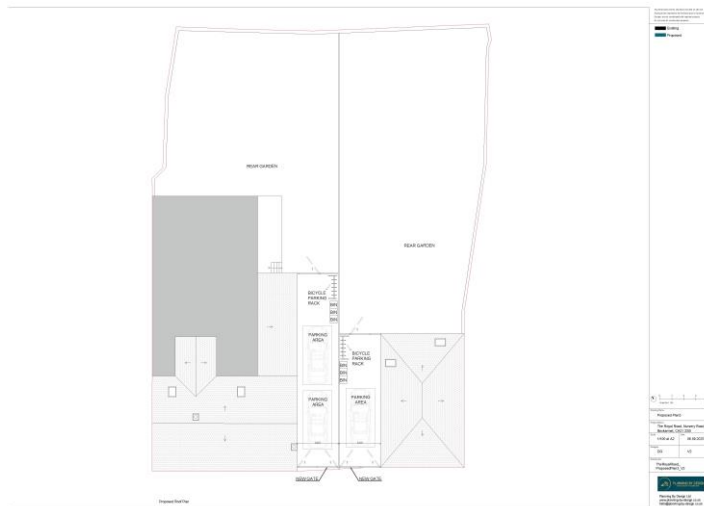
Two buildings, purchase together or separately

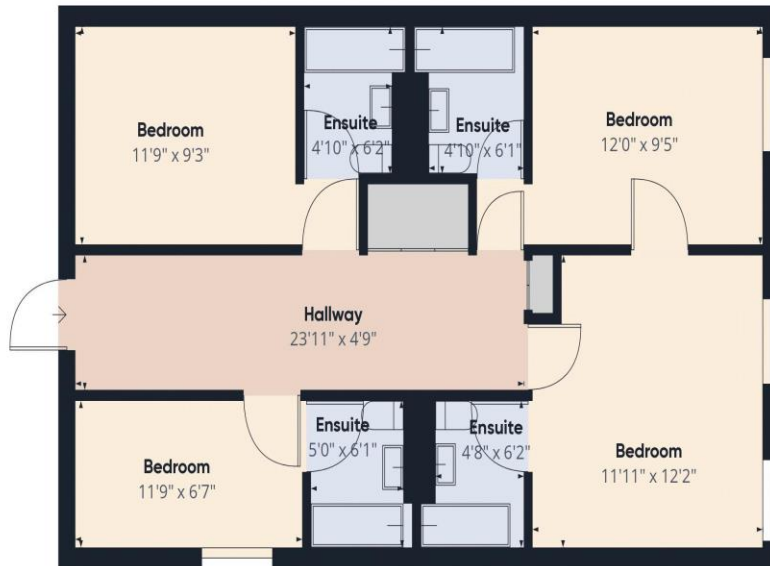
Set in large grounds, offering a garden and parking

Would make an incredible family home

Viewing is recommended

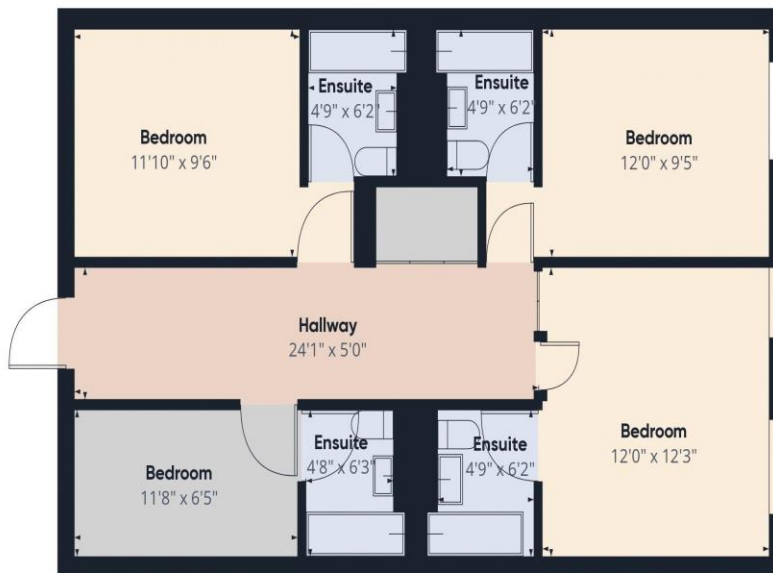
A rare and rather unique opportunity has arisen to purchase this large, detached building, formerly the Royal Oak Hotel Inn. Set in the picturesque village of Gosforth, the property offers a tremendous amount of space and would make a truly fabulous family home. The village has long been a popular place to live with its close proximity to the Cumbrian coastline and Cumbria's western lakes and surrounding fells. There are actually two properties available to purchase and can be bought separately if desired. There is the Royal Oak Inn and the former pub itself, which is a substantial detached building. Current plans are available which show the sheer amount of space that the properties offer. They are set on a spacious plot, and the former pub car park and gardens would create a spacious drive and garden, which is backed by mature trees. The Royal Oak Inn is currently split as eight bedrooms, with eight en-suites. It may be possible to keep the property as a HMO or serviced accommodation and perhaps used to accommodate the numerous contractors at the nearby Sellafield nuclear power plant. To request a viewing of the property please contact the office.





Ground Floor

Approximate total area⁽¹⁾
1481.42 ft²



Floor 1

(1) Excluding balconies and terraces

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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