



Derwentwater Arms

Freehold

Offers in the Region of **£695,000** Excluding VAT (if applicable)

Derwentwater Arms, Lowside, Calver, Hope Valley, Derbyshire, S32 3XQ

AT A GLANCE

- Detached Pub-Restaurant in Peak District
- Excellent Elevated Position - Fantastic Views
- Attached 3-Bed Cottage
- Commercial Kitchen
- Three Trading Areas with c. 80 covers
- Three Impressive Letting Rooms
- Beer Garden
- Car Park

Viewing And Further Information

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PROPERTY

The Derwentwater Arms is an attractive two storey detached property of stone and rendered elevations beneath pitched slate roofs. The front entrance hall provides access to the front bar area, with c.18 covers, timber bar servery, part tiled floor and double glazed patio doors providing spectacular views over the Derwent Valley. The 'Dog House' side bar has space for 40 covers, timber bar servery, tiled floors, fixed perimeter seating and darts throw. The rear Lounge bar has 24 covers, timber servery and fixed perimeter seating.

The pub also benefits from Ladies & Gents W.C.s, a commercial kitchen and wash-up room, basement beer cellar

Three letting rooms are situated over the upper floors. The spacious rooms are appointed to a high standard and benefit from ensuite shower rooms.

A stone-built cottage is attached to the property. Whilst the cottage would benefit from some modernisation the accommodation briefly consists of a domestic kitchen and lounge on the ground floor, a bathroom and two bedrooms over the first floor and a further bedroom on the second floor.

A further detached stone-built property is situated to the rear of the pub. A flight of steps provide access to a small function/meeting room, with a garage at ground level.

To the exterior, the pub has a seating terrace to the front, lawned garden and childrens' play equipment. A car park is located over the road. Note - A section of the car park will be retained by the vendor (please see indicative plan), or could be available subject to negotiation.

PLANNING

The local authority is Derbyshire Dales. We are advised the property is Grade II Listed, (Ref:1088214) and is situated in the Calver Conservation area and within the Peak District National Park. Prospective purchasers are advised to make their own enquiries.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The business has ceased trading. No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2023) of the Derwentwater Arms has been assessed at £13,000.



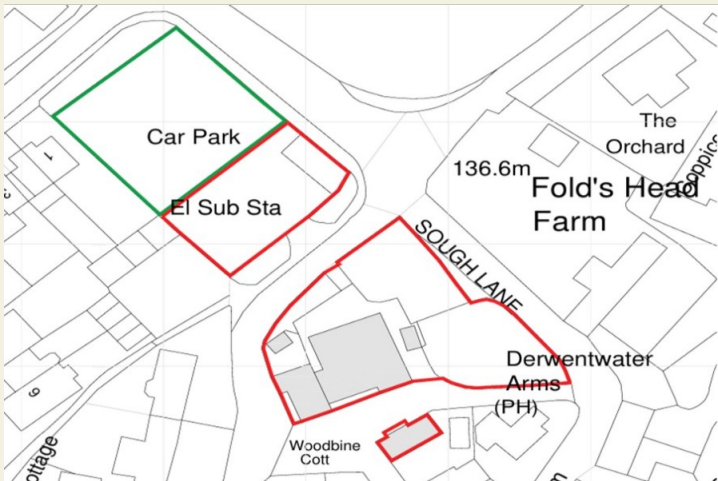


LOCATION

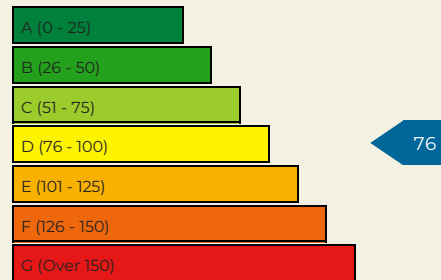
The Derwentwater Arms is prominently located in the Derbyshire village of Calver. The pub is situated in an elevated position in the centre of the village and enjoys panoramic views. Calver is a small village situated in the Hope Valley, Derbyshire. The village is bordered by the River Derwent and intersected by the A623 trunk road, which links Manchester to the west, Sheffield to the north and Chesterfield to the east.

The area is popular with tourists visiting the Peak District, with strong all year round trade, and many popular walking routes radiate from Calver. The Derwent Valley Heritage Trail runs through the village, which also benefits from a busy craft centre with shop, gallery and café, various outdoor retail shops, a garden centre and café.

Calver is approximately 12.5 miles south west of Sheffield, 10 miles east of Chesterfield and 13 miles east of Buxton.



EPC



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