

TOWER BANK ARMS

NEAR SAWREY, AMBLESIDE, LA22 0LF

TRADITIONAL PUBLIC HOUSE WITH ROOMS - FREE OF TIE RENTAL OFFERS INVITED





HIGHLIGHTS INCLUDE:

- Detached Traditional Public House with Letting Rooms
- Ground Floor Public Bar and Trading Rooms
- Ground Floor Dining Room
- Catering Kitchen and Prep Areas
- First Floor Letting Rooms
- Beer Garden and Car Parking
- Neighbouring Popular National Trust Attraction

LOCATION

The Property is located directly next to Hill Top, the farmhouse retreat of the famous English writer and illustrator, Beatrix Potter, in the rural village of Near Sawrey within Ambleside. Hill Top is a traditional, 17th century Lake District farmhouse, which was bought by Beatrix Potter in 1905 with the proceeds from her first book called The Tale of Peter Rabbit and the Tower Bank Arms was illustrated in the Tale of Jemima Puddleduck.

The public house fronts the B5285 on the edge of Near Sawrey village, 1.5 miles west of Lake Windermere where the Windermere Ferry links Near Sawrey to Windermere, within the Lake District National Park, Cumbria.

Hill Top is among the most popular paid for attractions in the North West.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW

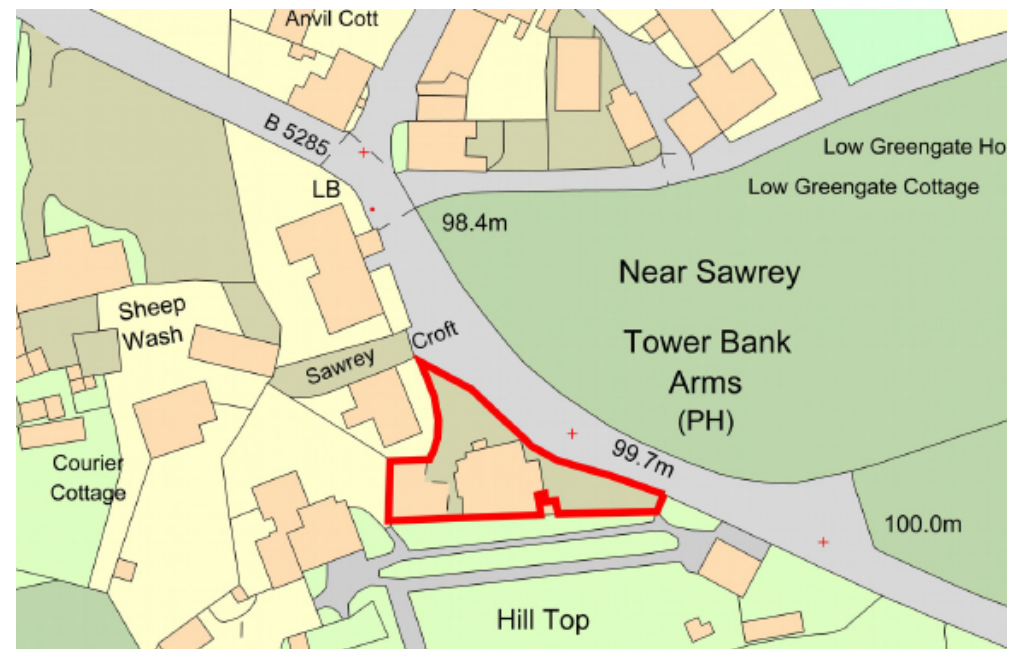


DESCRIPTION

The Property comprises a detached, two storey 17th century public house of painted, roughcast stone elevations, set beneath a multi-pitched, slate covered roof. To the sides of the Property, there are a number of single storey extensions beneath pitched, slate covered roofs.

Externally to the east side of the Property, there is a beer garden with 24 covers. To the west side elevation, there is an enclosed service yard and outbuildings of stone construction beneath slate pitched roofs. There car parking for approximately four vehicles to the front of the Property.

Overall, the site area extends to approximately 0.13 acres.



ACCOMMODATION

Ground Floor The central front entrance leads into the main traditional two room trading area, currently consisting of 28 covers, with an interconnecting bar servery and an additional dining room to the rear currently comprising 24 covers.

Ancillary accommodation includes customers WC's and a catering kitchen with prep areas.

First Floor The first floor currently comprises four en-suite letting rooms (one twin room, two double rooms, and a family-sized room) with additional ensuite bedroom used as staff accommodation.

Basement The basement comprises the beer cellar.

Externals There is an outbuilding to the rear of the Property comprising the boiler room, as well as a detached barn to the side of the Property consisting of stores and former staff living accommodation.

GUIDE PRICE

Rental offers are invited for a new internal repairing and insuring Free of Tie 10-12 year lease with rent reviews to be agreed.

RATING

The subject Property is entered in the 1st April 2026 Rating List with a Rateable Value of £24,250.

PLANNING

The Property is Grade II listed and situated within the Near Sawrey Conservation Area. The Property is in the ownership of the National Trust within the Lake District National Park.



THE BUSINESS

The Property trades as a traditional village public house with letting accommodation.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

SERVICES

We are verbally advised that the Property is connected to mains water, sewerage and electricity.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the letting unless agreed by separate negotiation.

EPC

EPC Rating of C-64.

VAT

VAT may be applicable.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective tenants. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

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

