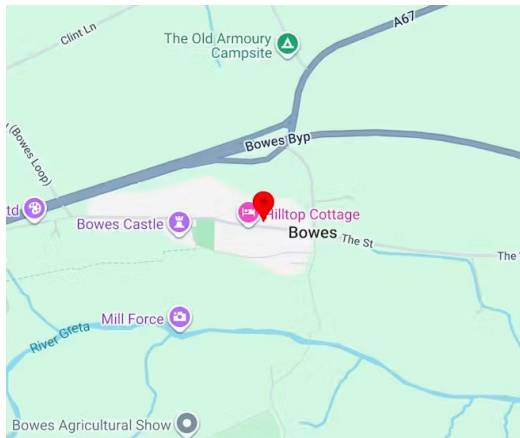




Bowes, Barnard Castle, DL12 9HL

Development, Land, Leisure, Residential, Retail For Sale | Offers from £650,000 We would consider rent with obligation to purchase options. | 0.84 Acres

For Sale - Freehold Mixed Use Hotel & Restaurant Opportunity with Development Potential



Description

The Ancient Unicorn is a charming destination featuring a fully licenced bar and restaurant, a village shop, a 14-bedroom hotel, and a two-bedroom owner's home. The property is licensed for weddings and regularly hosts events and celebrations, it's loved by locals for its mix of historic character and modern comfort. Guests can relax in the beautifully landscaped courtyard with plenty of seating. Rated 4.5 stars out of 5 on Google with nearly 400 reviews, and boasting almost 800 reviews on Booking.com, it's a popular choice year-round. Rooms are especially in high demand during the summer thanks to its location on the famous Pennine Way walk, it's also a hit with contractors ahead of upcoming work on the A66. This property offers an exciting opportunity for a live-in owner or operator to take on a well-known historic inn with great lifestyle appeal. With spacious owner's accommodation, multiple income streams, and room for growth, it's perfect for anyone looking to combine residential living with running a hospitality business in a sought-after village.

Location

Situated in a prime spot along the A66, just minutes from Barnard Castle, the Ancient Unicorn enjoys steady traffic from tourists, hikers, wedding guests, and daily commuters. With the North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales close by, the region draws thousands of nature enthusiasts and holidaymakers all year round.

Accommodation

Name	sq ft	sq m	Availability
Building	36,633.96	3,403.41	Available
Total	36,633.96	3,403.41	

Planning Permission

The property has planning permission under reference DM/18/02747/FPA for the conversion and new build construction of 3 dwellings and an additional 10 bedrooms.

Summary

- Price: Offers from £650,000 We would consider rent with obligation to purchase options.
- Business rates: Prospective buyers are encouraged to verify current rates payable with the Local Authority.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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