



The Ancient Unicorn, Bowes, Barnard Castle, DL12 9HL

Available To Let - Countryside Public House, Restaurant and Hotel
with Landlords Accommodation

- To Let - Historic Grade II Listed Coaching Inn
- Licenced Restaurant, Bar and Wedding Venue
- Multiple Revenue Streams
- Rental of £30,000 per annum
- Strong trading history

Summary

Available Size	0.84 Acres
Rent	£30,000 per annum
Rateable Value	£6,000 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 Rating	D

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

The accommodation comprises the following areas:

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

Trading History

The business has a strong trading history in the property with multiple revenue streams from the Public House, Restaurant and Hotel.

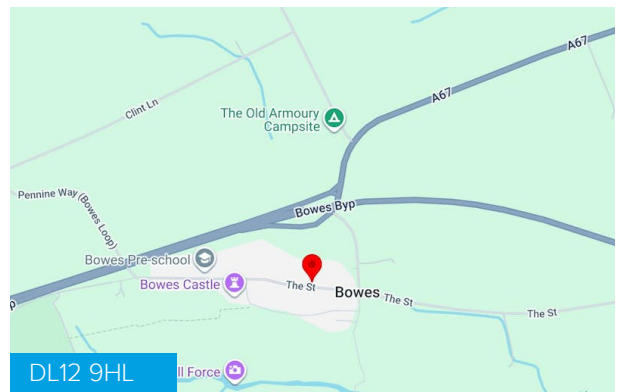
Year - Turnover

2023 £309,506

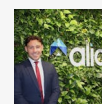
2024 £363,306

2025 £309,506 (up to November 2025)

Full business accounts are available on request.



Viewing & Further Information



John Routledge

07443530922

john.routledge@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk

