






Rural Northwest Tourism Connect projects supported

Project	Description	Total Cost of Project	RNWTC Grant amount
Applegarth Hotel Ltd 	<p>This project is to finalise the complete upgrading of the Guest House, by refurbishing the last 5 bedrooms awaiting improvement and turning these into 4 rooms of a high standard and doing away with an uneconomic single room; install modern, high quality bathrooms; install an air source heat pump to the heating system; remove the existing porch and create a new entrance. To complete by Spring 2012 and thereby gain an AA 5 star rating.</p> <p>http://www.lakesapplegarth.co.uk/index.htm</p>	£158,470	£47,614
Broadoaks Country House 	<p>The proposal is to complete the improvements to the existing building by redecorating the entrance area, the main restaurant and the two remaining unimproved bedrooms. In addition it is intended to increase room capacity from 15 to 17 rooms, by creating a new bedroom suite that was part of the previous owners accommodation and remove the existing staff caravan from the grounds and replace with a new wooden luxury romantic lodge.</p> <p>http://www.broadoakscountryhouse.co.uk/</p>	£90,410	£36,577
Cedar Manor Hotel Ltd 	<p>Conversion of the Coach House, to create a luxury 'hide-away' pad with seating & dining on the ground floor, luxury bedroom & double bathroom on first floor. To be able to use space as a suite style letting bedroom, a private dining room, a small meeting/conference room or a family suite.</p> <p>http://www.cedarmanor.co.uk/</p>	£123,090	£41,850
The Cottage in the Wood 	<p>The aim of the project is to extend the 'boutique style of ambience created in the restaurant and public areas to the guest rooms', building on the growing reputation as a Restaurant with Rooms and extending the food offer for dinners, lunches and afternoon teas. Specifically, the grant will extensively improve 9 guest rooms and convert a food storage / laundry room to create a modern food preparation area.</p> <p>http://www.thecottageinthewood.co.uk/</p>	£115,631	£50,647

<p>Gosforth Hall Inn</p> 	<p>The owners are wishing to make extensive improvements to the business and propose a three phase investment strategy. The first phase will be to build a new annex containing 13 double/twin en suite bedrooms creating 26 new bed spaces and this is the subject of the grant application.</p> <p>http://www.gosforthhallinn.co.uk</p>	<p>£504,028</p>	<p>£50,398</p>
<p>Hawksmoor Guest House</p> 	<p>The project will complete the upgrade and redevelopment of Hawksmoor Guest House. This involves building a new extension and converting the existing owner's accommodation to create three new luxurious bedrooms. The proposed work includes upgrading the one remaining bedroom, upgrading the guest service areas, refitting the existing kitchens, double glazing rooms at the front of the property and completing the landscaping of the grounds. It is anticipated that the completed scheme will increase the businesses grading to Visit Britain 5* gold award.</p> <p>http://www.hawksmoor.com/</p>	<p>£85,400</p>	<p>£35,188</p>
<p>Hill Crest Country Guest House</p> 	<p>Building a conservatory, offering an additional reception room, creating a lounge area and breakfast/dining room.</p> <p>Sound proofing between floors, which will allow the upper room to be used more often for families.</p> <p>Modernizing two existing bedrooms, and the three existing en-suite shower rooms. Modernizing the entrance hall and the kitchen. Installing solar heating panels, a high efficiency condensing boiler and improving the cavity insulation, all of which will help reduce running costs.</p> <p>http://www.hillcrest.gbr.cc/</p>	<p>£62,023</p>	<p>£29,771</p>
<p>Rosemount Guest House</p> 	<p>This project is to fully upgrade this 9 bedroom, 4 star Guest House. The aim is to improve the quality of the establishment, by completely refurbishing the remaining 7 bedrooms, installing 6 new en-suites, new heating and water system, improving insulation to deal with known problems re. noise and coldness in certain rooms and generally modernise the décor of both bedrooms and public areas.</p> <p>http://www.lakedistrictguesthouse.com/</p>	<p>£67,910</p>	<p>£33,955</p>
<p>The Woolpack Inn</p> 	<p>To totally transform the Woolpack Inn; the project involves (1) the plumbing, electrics and redecoration of all eight letting bedrooms (2) the completion of a top walkers bar and (3) the installation of a wood burning bio mass boiler. [Further work will see the development of a shop and café attached to the Inn, but this is not part of the RNWTC grant].</p> <p>http://www.woolpack.co.uk/</p>	<p>£122,768</p>	<p>£50,000</p>