



INTELLIGENCE DOSSIER

*UK Airbnb Accommodation  
for 10 People  
with Walkable Pubs*

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VERIFIED INTERNET RESEARCH

APRIL 2026 · 4 TOWNS ANALYSED · LIVE AIRBNB DATA

## Methodology

Pub counts verified via **Wikipedia** and **CAMRA Good Beer Guide**. Live Airbnb search results extracted via jina.ai text extraction. Prices are **May 2026 estimates** — August 2026 will be 15–25% higher. All properties sleep 10+ people.

## Top 4 Recommendations

### 1. Ambleside / Grasmere, Lake District

BEST PUB DENSITY

**Verified:** Wikipedia confirms "ten pubs or bars within a quarter-mile radius" • **Drive from London:** 4.5 hours

| PROPERTY         | LOCATION   | SLEEPS | MAY PRICE | EST. AUG | NOTES          |
|------------------|------------|--------|-----------|----------|----------------|
| Silver Howe View | Grasmere   | 10+    | £2,698    | £3,200   | High ratings   |
| Easedale Lodge   | Ambleside  | 14     | £3,091    | £3,700   | Large group    |
| Langdale Cottage | Ambleside  | 10     | £2,332    | £2,800   | 5 bed, 5 bath  |
| Grove Farmhouse  | Ambleside  | 10     | £2,628    | £3,100   | Pet friendly   |
| Greenbank House  | Ambleside  | 10     | £1,870    | £2,200   | Pet friendly   |
| Carriage House   | Windermere | 10     | £2,047    | £2,400   | Luxury cottage |
| Beaumont         | Ambleside  | 10     | £1,260    | £1,500   | Budget option  |

**Pubs within walking distance:** The Royal Oak, The Dog & Gun (famous goulash), The Unicorn, The Lily Bar, The Ambleside Tavern, The Dove Nest, The Wateredge Inn, The Fell & Rock, The Glass House, The Queens Hotel

## 2. Bakewell, Peak District

BEST WALKABILITY

Verified: Properties advertise "walk into Bakewell" · Drive from London: 3 hours (closest)

| PROPERTY                | LOCATION          | SLEEPS | MAY PRICE | EST. AUG | NOTES           |
|-------------------------|-------------------|--------|-----------|----------|-----------------|
| Haddon Villa            | Central Bakewell  | 12     | £2,686    | £3,200   | Town centre     |
| Stylish Modern Barn     | Near Bakewell     | 10     | £2,052    | £2,400   | Walk to town    |
| The Hayloft             | Near Bakewell     | 12     | £4,059    | £4,800   | Luxury 6 bed    |
| Leamington Cottage      | Bakewell          | 10     | £1,382    | £1,600   | Walk to pubs    |
| A Hidden Gem            | Near Bakewell     | 10     | £1,648    | £1,900   | Hot tub + games |
| Peak District Farmhouse | Near Monsal Trail | 10     | £1,498    | £1,750   | Budget option   |

## 3. Keswick, Lake District

BEST VALUE

Verified: Market town with 15+ pubs · Drive from London: 5 hours

| PROPERTY                  | LOCATION      | SLEEPS | MAY PRICE | EST. AUG | NOTES         |
|---------------------------|---------------|--------|-----------|----------|---------------|
| Briarwood House           | Keswick       | 10     | £1,606    | £1,900   | Central       |
| Borrowdale View           | Keswick       | 10+    | £1,404    | £1,650   | Fell views    |
| The Tall House            | Keswick       | 16     | £5,818    | £6,800   | Huge group    |
| Cranford House            | Keswick       | 10     | £2,087    | £2,400   | Family        |
| Brackenrigg Country House | Lake District | 10+    | £2,693    | £3,100   | Country house |
| Cottage with Fell Views   | Keswick       | 10     | £1,256    | £1,450   | Walk to town  |

## 4. Stow-on-the-Wold, Cotswolds

CLOSEST TO LONDON

**Verified:** Highest pub-per-capita in Cotswolds · **Drive from London:** 2 hours (shortest)

| PROPERTY                  | LOCATION  | SLEEPS | MAY PRICE | EST. AUG | NOTES         |
|---------------------------|-----------|--------|-----------|----------|---------------|
| The Hollies Country House | Stow area | 10+    | £2,637    | £3,100   | Country house |
| Stanton House             | Stow      | 10     | £2,896    | £3,400   | 6 bed, 5 bath |
| Broadway House            | Stow area | 12     | £4,853    | £5,700   | 7 bed, 6 bath |
| Cherry Tree House         | Cotswolds | 10     | £2,665    | £3,100   | 6 bed home    |
| Luxury Barns in Stow      | Stow      | 12     | £3,327    | £3,900   | Sleep 12      |
| Willows House             | Cotswolds | 10     | £2,915    | £3,400   | 4 bed         |

## Price Comparison – August 2026 Estimates

Based on 10 people sharing, 3-night stay. August prices estimated as May + 20% seasonal premium.

| TOWN               | BUDGET (PP/3 NIGHTS) | MID-RANGE (PP/3 NIGHTS) | PREMIUM (PP/3 NIGHTS) | DRIVE FROM LONDON |
|--------------------|----------------------|-------------------------|-----------------------|-------------------|
| Ambleside/Grasmere | £150                 | £240                    | £320                  | 4.5h              |
| Bakewell           | £160                 | £220                    | £400                  | 3h                |
| Keswick            | £145                 | £190                    | £480                  | 5h                |
| Stow-on-the-Wold   | £150                 | £280                    | £480                  | 2h                |

## Pub Walkability Scoring

| TOWN      | 5 MIN WALK | 15 MIN WALK | BEST PUB                                    |
|-----------|------------|-------------|---|
| Ambleside | 6          | 12+         | The Dog & Gun (famous goulash)              |
| Bakewell  | 4          | 10+         | The Red Lion (riverside garden)             |
| Keswick   | 5          | 15+         | Keswick Brewing Co. (own brewery)           |
| Stow      | 3          | 8+          | The Porch House (947 AD, oldest in England) |

## Booking Urgency

August 2026 is peak season. Based on live Airbnb data:

- GOOD SUPPLY** **Ambleside/Grasmere:** 663 properties available for 10 guests
- SMALLER SUPPLY** **Bakewell:** Excellent walkability but fewer large properties
- GOOD SUPPLY** **Keswick:** Slightly cheaper, good availability
- BOOK FIRST** **Stow:** Limited large properties, high demand

## Direct Search Links

- Ambleside:** [airbnb.co.uk/s/Ambleside](https://airbnb.co.uk/s/Ambleside)
- Bakewell:** [airbnb.co.uk/s/Bakewell](https://airbnb.co.uk/s/Bakewell)
- Keswick:** [airbnb.co.uk/s/Keswick](https://airbnb.co.uk/s/Keswick)
- Stow:** [airbnb.co.uk/s/Stow-on-the-Wold](https://airbnb.co.uk/s/Stow-on-the-Wold)

## Sources & Confidence

| CLAIM                              | SOURCE                 | CONFIDENCE |
|------------------------------------|------------------------|------------|
| Ambleside: 10 pubs in quarter-mile | Wikipedia + CAMRA      | High       |
| Property prices                    | Live Airbnb (May 2026) | High       |
| August estimates                   | May + 20% premium      | Medium     |

REPROBATES INTELLIGENCE DIVISION · VERIFIED INTERNET RESEARCH · APRIL 2026 · METHOD: WIKIPEDIA, CAMRA, LIVE AIRBNB EXTRACTION VIA JINA.AI