

Haven Cottage

Rydal Road, Ambleside, LA22 9AY



For Sale



- Character Award-Winning Lakeland village guest house
- 2 high quality suites and 3 double en suite rooms
- Beautifully appointed 2-bedroom self-contained duplex owners' apartment with glorious views
- Recent substantial refurbishment
- £115,708 T/O - B&B only - Solid profits - based on 4 letting rooms

**Offers around
£925,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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Haven Cottage



Haven Cottage occupies a superb trading position on the outskirts of the picturesque village of Ambleside, in the heart of the Lake District National Park. Set back from the main road and with car parking to the front, the building started life as two early Victorian cottages which were joined together in the 1950s. Since then, Haven Cottage has successfully traded as a distinctive guest house and has benefitted from a recent extensive refurbishment, which saw a complete reconfiguration of the property to create 2 wonderfully spacious suites and 3 double bedrooms as well as a wonderfully spacious 2-bedroom duplex apartment for the owners – far better than expected for this size of guest house.



The honeypot village of Ambleside lies at the head of Lake Windermere – England's longest lake – and at the gateway to the picturesque Langdale Valley. Hugely important to the tourism industry, it provides not only accommodation to the many walkers and visitors to this lovely area, but an excellent balanced retail offering as well as a broad variety of restaurants and bars all within easy walking distance of Haven Cottage. Further north lies Grasmere, home to the poet Wordsworth for so many years as well as Sarah Nelson's famous Grasmere Gingerbread Shop. Along the shores of Windermere to the south takes you into Windermere Village and beautiful Bowness Bay where the lake nestles between the

watchful fells, all providing the visitor with unforgettable memories.

Acquired by the present owners in 2021, following the previous owners' complete refurbishment and reconfiguration of the guest house. They have carefully redecorated and upgraded the soft furnishings and appointment to create one of the most tasteful and superb guest houses in the area, which consistently achieves top 3 status in Ambleside on Trip Adviser, if not top spot. This helps achieve an outstanding level of tariff and occupancy, giving a solid and very profitable business. Having enjoyed their years at Haven Cottage, the owners are looking to move on to be closer to family.

The Property

Haven Cottage is stone built, part rendered and under a slate roof with the accommodation laid out on ground and two upper floors.

Public Areas

Large porch entrance with steps up into the hallway. Breakfast room to seat 6. Lounge/additional breakfast room to seat 4, being very spacious and having a feature stone wall, beamed ceiling and log burning stove. Part Oak floor.

Haven Cottage



Owners' accommodation



Owners' accommodation



Owners' accommodation

Letting Bedrooms

Two particularly spacious suites (one with balcony) with en suite facilities appointed and fitted to the very highest of standards. These are complimented by three double bedrooms with en suite shower rooms. All to sleep a total of 10.

Please note that one bedroom has been used as additional owners' accommodation.

Owners' Accommodation

The owners have the benefit of a particularly high-quality duplex apartment comprising of lounge with log burning stove and recessed cupboards; dining room and office, both with slate floors; bathroom and WC; master double bedroom with en suite bath and shower room; bedroom 2 with fitted wardrobes (currently used as a dressing room). Patio doors to private balcony-style terrace.

Service Areas

Kitchen with a range of modern fitted units, tiled floor and beamed ceiling with spotlights. Walk-in pantry with tiled floor. Dry goods and freezer area, again with tiled floor.

Outside

Driveway to excellent parking area and side garden. Large storage shed (also used for guest bike storage). Lovely south facing terrace seating area.

Services

Cumberland Council at Kendal (01539) 733333.

Mains water, drainage, electricity and gas. Gas-fired central heating. Almost completely double glazed.

Website

www.haven-cottage.co.uk

Trade

Certified accounts from the owners' Chartered Accountants show (net of Flat Rate VAT) turnover of £115,708 for the year ended 31 March 2023 with trading profits (before finance costs and depreciation) of £46,129. These figures are inclusive of personal living costs

Please note that these figures were achieved trading on four letting bedrooms due to one bedroom being used as additional owners' accommodation.

Further information can be provided to interest parties.

Haven Cottage, Ambleside

Price

Offers around £925,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance

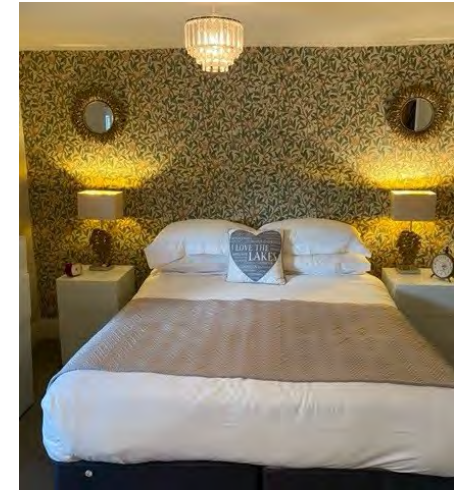
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



Haven Cottage, Ambleside



Owners' accommodation



Haven Cottage, Ambleside



To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Directions

Leave the M6 Motorway at junction 36 and travel northwest on the A590/591 (signed Kendal and Windermere). Continue through Windermere and into Ambleside, turning left at Waterhead and entering Ambleside Village. Continue through the one-way system past the park and out onto Grasmere Road. Continue past the police station and Haven Cottage is situated prominently on the left-hand side of the road.



For further information, contact:



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