

Bram Cragg House and Country Accommodation

St Johns in The Vale, Keswick, CA12 4TS

Colliers



- A self-catering holiday cottage business in the most glorious of valley locations
- A superb barn conversion and cottage plus 2 modern lodges
- 3 bedroom, double fronted, 18th Century farmhouse for owners
- Biomass pellet boiler and 10KW solar panels
- All set in around 8.8 acres of grounds and paddocks
- £105,136 net T/O and consistently high profits

**Offers around
£2,100,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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Bram Craggs is one of the most outstanding self-catering holiday cottage businesses we have ever had the pleasure to offer for sale. Its combination of wonderful location, spacious separate owners' house, barn conversion cottage and two lodges, all superbly appointed as well as having green energy from a Biomass boiler and large solar panels, make this easily run and profitable business stand head and shoulders above similar size businesses elsewhere.

Originally built in 1688 this is a lovely 18th century farm with out buildings. The farm house is in residential use with the Cottage added in 1897. Recent renovations, conversions and extensions have provided income from the superb holiday letting business configured in such a way as to retain many of the original features, yet make the most of the glorious views out over the valley. The two "Retreat" lodges were added in 2012 to give additional income. Bram Cragg offers a wonderful combination of a lovely, tasteful home and income in the heart of the Lake District National Park.

Bram Cragg offers a superb location, being set well back from the road, yet giving stunning uninterrupted views of the surrounding fells towards Helvellyn, Castle Rock, Blencathra and Skiddaw. Its quiet yet spectacular location gives easy access to all the Lake District National Park with Keswick only 5 miles away with its stunning views across Derwentwater – "The Queen of The Lakes" with the oft-forgotten lakes of Buttermere Loweswater

and Crummock beyond in the scenic Lorton Vale. Journey in the opposite direction down "The Vale" and on past Thirlmere and Dunmail Raise, lies the south Lakes with Grasmere, Langdale Valley and Windermere. Yet Bram Cragg is so easily reached by visitors, being only 15 miles from the M6 Motorway.

The present owners moved to Bram Cragg in 1993 and acquired the property through family in 2008. They had a vision of creating a lovely home and business which they have achieved and surpassed. All you see at Bram Cragg is of their making with complete refurbishment in 2010 of the main house and cottage as well as the creation of "The Barn", all to the very highest of standards. In 2012, they added the two lodges to provide additional income, but their work did not end there. With an eye to the long term, they installed a wood pellet Biomass boiler in the outbuildings, together with the appropriate storage as well as the solar panels. This provides the heating to not only the owners' house but all four of the self-catering properties. The owners have gone out of their way to make this both a lovely home and easily managed business, which with retirement beckoning, can now be handed over to a new owner to enjoy as much as they have.

Bram Cragg House and cottage Accommodation are built of rendered / stone construction and under a local slate roof with accommodation laid out on ground and first floor floors.

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Self-Catering Holiday Accommodation

The Cottage – Sleeps 6

Attached to Bram Cragg House with accommodation comprising: - Hallway with fitted cupboard. Lounge with wood burning stove. Open hallway with understairs storage. Dining kitchen with a superb range of modern high quality fitted units and Amtico flooring. Separate dining area. Ground floor cloakroom with toilet and wash hand basin. Two double and one twin bedrooms, en suite shower room, separate bathroom. Externally, there is a private garden including BBQ area and summer house.



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The Barn – Sleeps 8

Separate from the main house and converted in 2012 to a particularly high standard, the accommodation comprises: - Entrance hall with Amtico flooring. Inner hall with similar flooring. Three ground floor bedrooms (two double/one twin) all with ensuite high quality shower rooms. Utility room with quality fitted units. Upstairs, superbly spacious living kitchen, open to the full height and beamed ceiling. Kitchen area with a high-quality range of modern fitted units. Lounge areas with superb views out over St Johns in The Vale. Beamed ceiling. Fourth double bedroom, again with Whirlpool bath and separate WC and store cupboard. Private walled garden with BBQ area.



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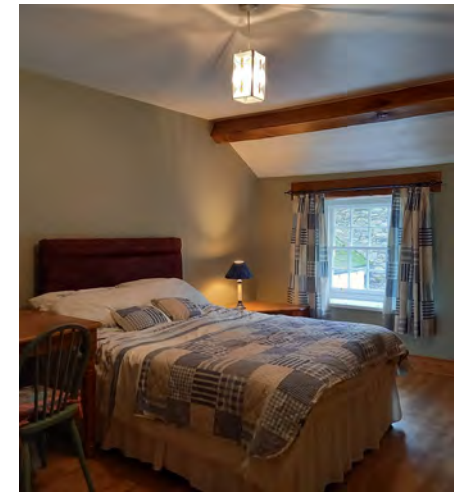
Self-Catering Holiday Accommodation

Sosgill and Calf How Lodges – Sleeps 4 (each)

Two identical twin lodges built by Retreat Homes in 2012 to a particularly high standard. Each has its own private garden area and parking space. Hall with airing cupboard. Open plan living kitchen with superb views and open to the full height. Lounge areas with electric flame effect “wood burning stove”. Kitchen area with a superb range of modern fitted units to the highest of standards including canopy and extraction. Inner hall. Double and twin bedroom with ensuite shower room and twin bedroom with separate bathroom.



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Owners' Accommodation – Bram Cragg House

The owners have the benefit of a superb, double fronted Grade II Listed traditional stone built former farmhouse, benefitting from many lovely retained period features and with accommodation comprising: - Vestibule with flagged floor. Lounge being spacious and having a wood burning stove on a stone hearth. Beamed ceiling. Dining kitchen having a comprehensive range of quality fitted units and beamed ceiling. Traditional dairy/pantry with original stone sconces, shelving, and flagstone floor. Lovely, curved stone staircase to the first-floor landing with roof light and beamed ceiling. House bathroom with separate shower and separate WC. Master bedroom with ensuite shower room. Two additional double bedrooms.

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External

Excellent tarmac driveway from the road to a gravel parking area to the front of Bram Cragg House and the cottage. Side driveway to the two lodges and Barn, with ample parking. Tractor shed and store, both of which are attached to The Barn and log store. To the side of Bram Cragg House is a good size workshop and former garage with double doors which houses the wood pellet storage bin, above which is an excellent storage loft. Laundry with fitted units and Biomass Room with boiler and tanks. A little distance away from the main building is a modern four bay shed providing a secure workshop. Total site area approximately 8.8 acres or thereabouts.

Services

Cumberland Council 0300 373 3730.

Electricity – mains electricity. Additionally, there are a significant number of solar panels on the roof of the modern, four bay shed. The system is 10KW on a 20-year scheme from June 2015.

Water – Private water supply with on-site treatment plant.

Drainage – private drainage. Recently installed septic tank to the house and cottages. There is a separate Klargestor system for the two lodges. The barn conversion has its own septic tank.

Heating – A wood pellet Biomass boiler was installed in 2014 which heats the main house, Barn and Cottage, and the lodges.

Website

www.bramcragg.co.uk



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Trade

Certified accounts from the owners' Chartered Accountant show total revenue of £105,136 net of Flat Rate VAT on which there were adjusted trading profits (before finance costs and depreciation) of £52,230 for the year ended 31 March 2023.

The business is offered for sale to allow the owners to retire and provides an excellent opportunity for a purchaser to benefit from the established trade in order to benefit from the sustained demand for UK short break holidays, particularly in areas such as the Lake District National Park. All the while also providing excellent owner's accommodation in a highly sought after area. It may also be possible subject to the relevant approvals to utilise the current owner's accommodation as additional letting accommodation.

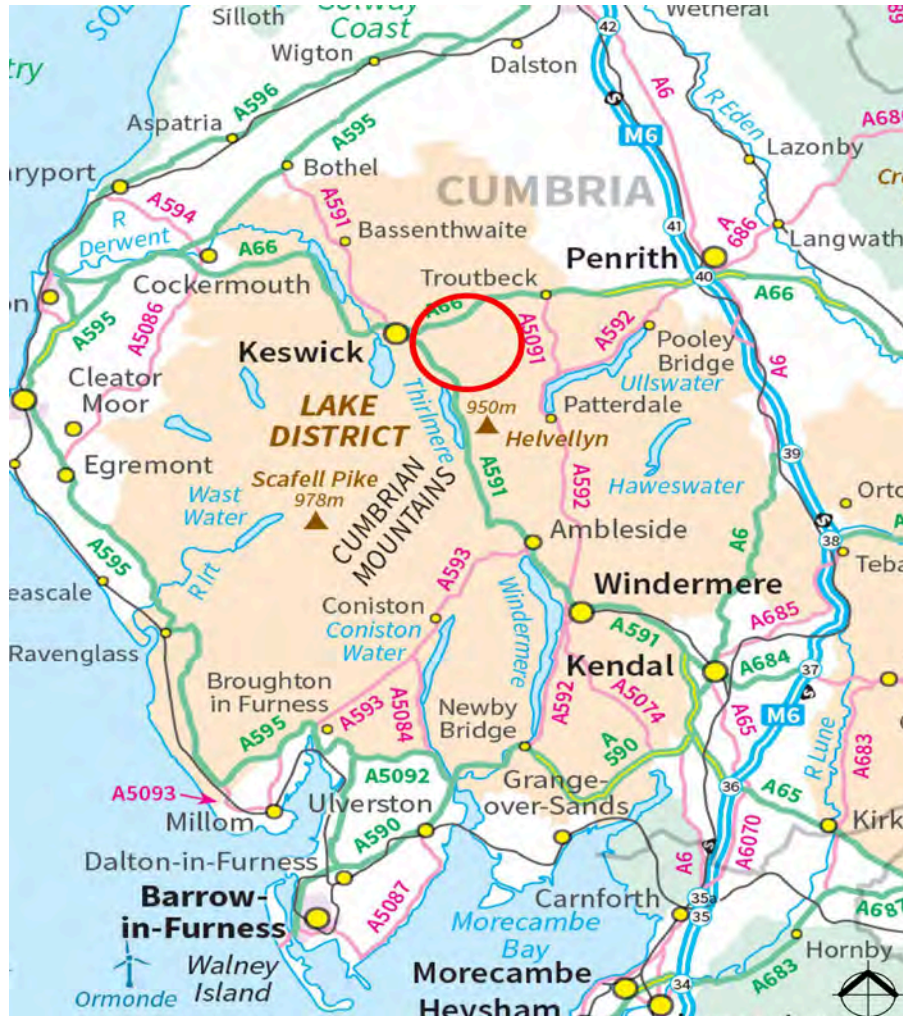
Price

Offers around £2,100,000 are invited for the freehold complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

Finance

Colliers can 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.

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To View

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

Identity Checks

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.

Directions

From junction 40 of the M6, take the A66 and travel west. At Threlkeld Village (approx. 12 miles) turn left on the B5322 which is signed Threlkeld Quarry. After about 2.5 miles, Bram Cragg is situated on the left-hand side of the road.

For further information, contact:



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