

Grange Country House

Manor Brow, Keswick CA12 4BA



For Sale



- Prestigious destination Lake District guest house in a superb location
- Beautiful, picturesque and elevated views of Keswick and the surrounding fells
- 11 high quality en suite letting bedrooms appointed to a high standard
- Separate 2/3 bedroom owners' house with own garden and parking
- Additional, established planning permissions and much potential
- £222,865 net T/O – solid profits

**Offers around
£1,950,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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Grange Country House, Keswick



Grange Country House occupies a superb location at the top of Manor Brow on the outskirts of Keswick and enjoys superb views out across the town and the Western Fells and was home to the renowned botanist and entrepreneur Joseph Flintoff who established a fern collection of national importance in the grounds. Built around 1860 by the Lonsdale Family, the property was sold by auction in 1937 when the Lodge at the top of Manor Brow was also sold. Its demeanor and location readily lent itself to becoming part of the town's hospitality offering where it has had an outstanding reputation over many years. All 11 en suite bedrooms are appointed and finished to the very highest of standards and its location means it is an easy walk to the centre of Keswick. For the resident owners, the real advantage of Grange Country House is its separate family accommodation with their own separate gardens and parking while the land to the side has planning in perpetuity to provide additional self-catering accommodation giving Grange Country House superb development potential.

Keswick is the focal point of the northern Lake District. Its ease of access via the main A66 trunk route and the M6 at Penrith make it easily accessible within 2/3 hours from the Northeast, Yorkshire and South Scotland. It is this accessibility and it being part of the Lake District National Park, now a World heritage Site, which bring tourists year on year to this fabulous corner of the Park. With Derwentwater and Bassenthwaite Lake on

your doorstep and the wonderful scenery of the Borrowdale Valley – reputed to be England's most beautiful valley – on the doorstep, there is little wonder that the town is a mecca for walkers of all levels from those enjoying the high fells to a stroll down to the theatre and boat landings and Friars Cragg. With its many festivals and three-week religious convention to the Neolith stone circle, there is something for everyone and little wonder it enjoys an ever-increasing tourist season.

Grange Country House was acquired by the present owners in 2007 and during their ownership they have completely refurbished this wonderful property. All of the en suites have been replaced and upgraded as well as the residents lounge and breakfast room and the central heating, electrics and alarms have all been upgraded. This has been finished with superb, classic décor, modern carpets and lovely, sympathetic soft furnishings, giving the guest house a lovely "feel". The owners' accommodation has been similarly upgraded throughout so the whole of the property is now in first class order. Having brought up their family, the owners are now looking to retire from the hospitality industry and offer what is a very well-known and much respected and profitable business with much potential, particularly from the options from the plot to the side, as well as having potential to significantly increase turnover from adding a premises licence and increasing the food offering.



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The Property

Grange Country House was built in the 1860s. A really lovely detached local stone-built property under a Westmorland green slate roof, the site was carefully chosen to give lovely, elevated views out over the town and with accommodation laid out on ground and two upper floors, while the owners' house is of similar two storey construction.

Public Areas

Wonderful, classic Victorian entrance, vestibule. The main hall greets guests and is of classic proportions. Residents lounge opening out into a superbly spacious breakfast room with double aspect looking out over the gardens, Catbells and the fells of the western Lakes.

Letting Bedrooms

11 particularly spacious and superbly appointed double bedrooms, all with high quality en suite bath or shower rooms (4 bathrooms & 7 shower rooms). All have Wi-Fi access, hair dryer and tea and coffee making facilities.

Service Areas

There are particularly spacious and well-planned service areas, ideal for B&B or extending to full service if desired. These comprise of main kitchen with a range of fitted units with canopy and extraction, recess lighting and non-slip flooring. Rear

hallway/utility with original Victorian tiled floor, scullery/wash-up area with non-slip floor, spot lighting and stainless-steel work tops. Boiler area with Valiant boiler. Cellar storage.

Owners' House

The resident owners have the advantage of a separate and self-contained house with separate driveway, parking and gardens. The accommodation comprises of entrance hall with understairs store, lounge with delightful corner log burning stove and oak over mantel. French window to patio. Shower room with three-piece suite. Dining room opening out to a really spacious farmhouse-style kitchen with a real "family room" with a range of bespoke kitchen units with separate island unit and double French doors out on to the terrace at the front. Landing. Master bedroom with walk-in wardrobes and "Jack & Jill" en suite bathrooms. Further large double bedroom which was previously divided in to two bedrooms. Study/office.

Outside

Lovely, mature gardens and grounds with wildlife pond, gravel driveway and parking. Lawns and herbaceous borders and shrubberies to allow visitors to enjoy the wonderful views, particularly from the patio in front of the main entrance. Separate owners' parking area and gardens.



Owners' House



Owners' House

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Services

Cumberland Council at Workington – 01900 326333.

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

Website

www.grangekeswick.com

Accolades

Visit Britain – 5 Star Guest House (94%)

Visit Britain – Breakfast Award

Planning

There is a planning permission in perpetuity for two x 2 bedroom cottages and two x flats for self-catering holiday letting on the area of garden to the side of the owners' house.

The owners have recently drafted plans for a planning application to exchange the existing planning permission for a 2/3 bedroom, L-shaped detached house. This has been negotiated with the Lake District National Park and is ready for submission.

Trade

Certified accounts as provided by the owners' Chartered Accountants for the year ended 31 March 2024 show turnover (net of Flat Rate VAT) of £180,026 on which there were trading

profits (prior to applying charges for finance and depreciation and one-off repair items) of £77,180.

Please note that during this period, the owners made a conscious decision to reduce occupancy due to family circumstances.

Previous years' turnover £222,865 with increased profits accordingly.

Price

Offers around £1,950,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

Finance

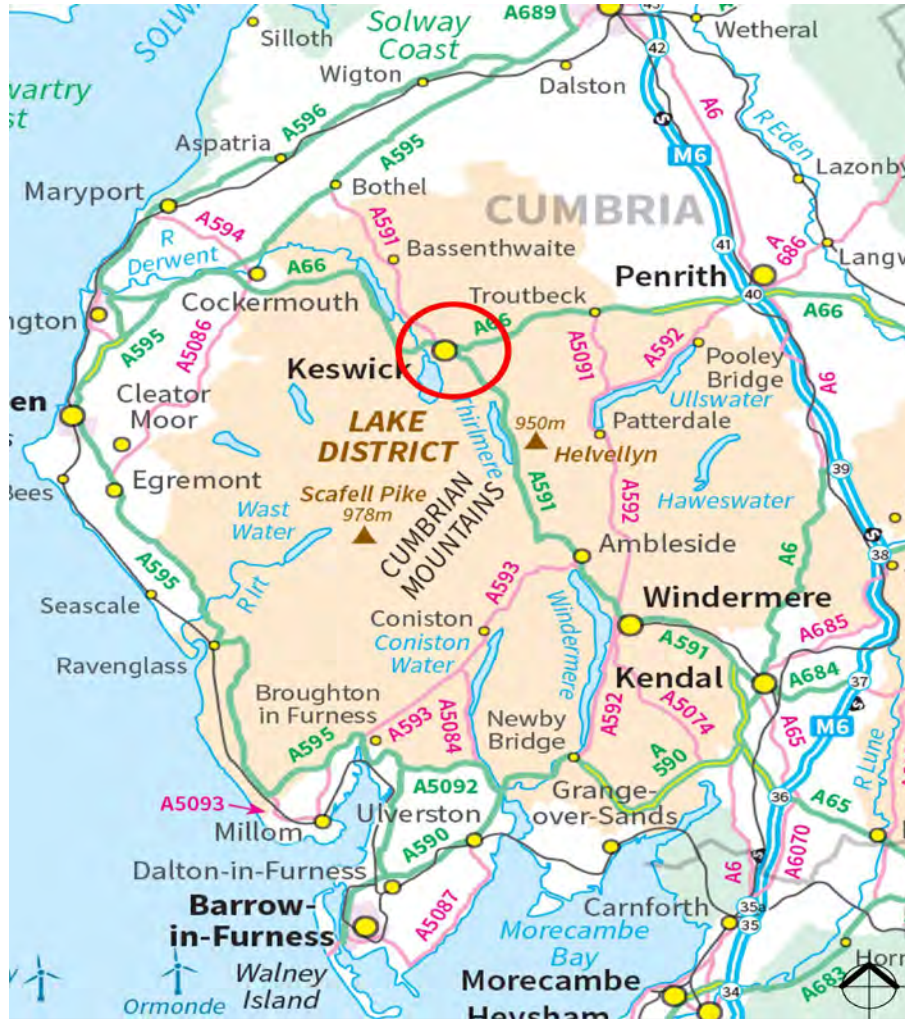
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

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.



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To View

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

Directions

Form the M6, travel west on the A66. Take the first sign posted turning off the A66 marked "Keswick". Travel down Eleven Trees and the Hawthorns to the junction. Turn left (sign posted "Grasmere"). After about half a mile, take the first right have turn and Grange Country House is on the right after about 100 yards.

For further information, contact:



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