

Brookfield

Penrith Road, Keswick, CA12 4LJ

Colliers

For Sale

- Lovely classic Period Lakeland guest house or holiday let
- 7 spacious en suite bedrooms and lovely gardens
- Flexible accommodation currently with 4 bedrooms used as letting and 3 as owners' accommodation
- Excellent trading accounts giving a relaxed lifestyle
- Private back garden

Offers around £545,000 - Freehold

Contact Us

Viewing is strictly by appointment through Colliers

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Brookfield occupies a superb trading location on the eastern outskirts of Keswick, within an easy and convenient walking distance of the town centre. Traditionally built in the classic Lakeland-style with stone walls and under a pitched slate roof, the property was built at the turn of the 19th Century and ideally lent itself to becoming a guest house to service the steadily increasing tourism industry. The present owner chooses to trade only four en suite bedrooms, using the remaining three as owner's accommodation but this could readily be altered should a purchaser desire. Brookfield also benefits from a delightful, landscaped garden to the rear.

The town of Keswick is often referred to as "The Queen of The Lakes" and enjoys an idyllic location between Derwentwater and Bassenthwaite Lake and benefits from a backdrop of picturesque Lakeland fells as well as being in the jaws of Borrowdale, considered to be England's most beautiful valley. Close by to Brookfield is Castlerigg Stone Circle which significantly pre-dates Stonehenge, while further afield are the oft-forgotten lakes of Loweswater, Buttermere and Crummock while Thirlmere, in its glorious, wooded valley, lies to the south. This all makes Keswick an enormously popular destination and helps brings tourists and particularly walkers to the area throughout an ever-increasing tourist season, which is also enhanced by the considerable number of festivals and conventions which Keswick is well known for.

Brookfield was acquired by the present owners in 2018 and during their ownership they have steadily improved and upgraded the property including the installation of a new central heating boiler, new double glazed back door, re-decoration and new soft furnishings as well as a really lovely re-landscaping of the back garden to form a relaxing outdoor space. The owners have chosen to enjoy bringing up their family in lovely surroundings and trading sub-VAT to give an outstanding quality of life. However, if a new owner would prefer to trade on a self-catering basis, the property already has planning permission for this use. The property would also make an ideal family home if desired.

The Property

Of traditional Lakeland-style construction with stone walls and under a pitched slate roof, this mid-terrace villa-style property has accommodation laid out on the ground, first and second floors.

Public Areas

Vestibule. Delightful classic Victorian entrance hall. Breakfast room to seat 12 and having delightful woodland views through the feature bay window to the front. Attractive fireplace with log burning stove. Delph rail.

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Letting Bedrooms

4 letting bedrooms (2 double and 2 family rooms) all with en suite shower rooms. All letting bedrooms have central heating radiator, Wi-Fi, colour TV, hairdryer and tea and coffee making facilities.

Please note that there are additional en suite bedrooms described in the "Owners' Accommodation" below which can readily be used as additional letting accommodation if desired.

Owners' Accommodation

The resident owners have the benefit of a separate suite of rooms comprising of lounge with fireplace with wood burning stove, recessed cupboards and under stairs store. Double bedroom with shower, toilet and wash-hand basin as well as fitted wardrobes. Second double bedroom with en suite shower room and fitted wardrobes. Third bedroom, again with en suite shower room.

Service Areas

Quality and attractive fitted kitchen with spot lighting. Office/utility room to the side, with a covered area and traditional slate flooring which gives access to the garden at the rear. Boiler room.

Outside

Forecourt garden. To the rear is a recently landscaped and mature garden with lawn, shrub borders and new fencing giving excellent privacy.

Services

Allerdale District Council at Workington (01900) 702702.

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

Planning

Brookfield was granted planning permission on 02/11/2022 by the Lake District National Park for use as self-catering holiday accommodation and would easily convert to this type of management.

Website

www.brookfield-keswick.co.uk

Trade

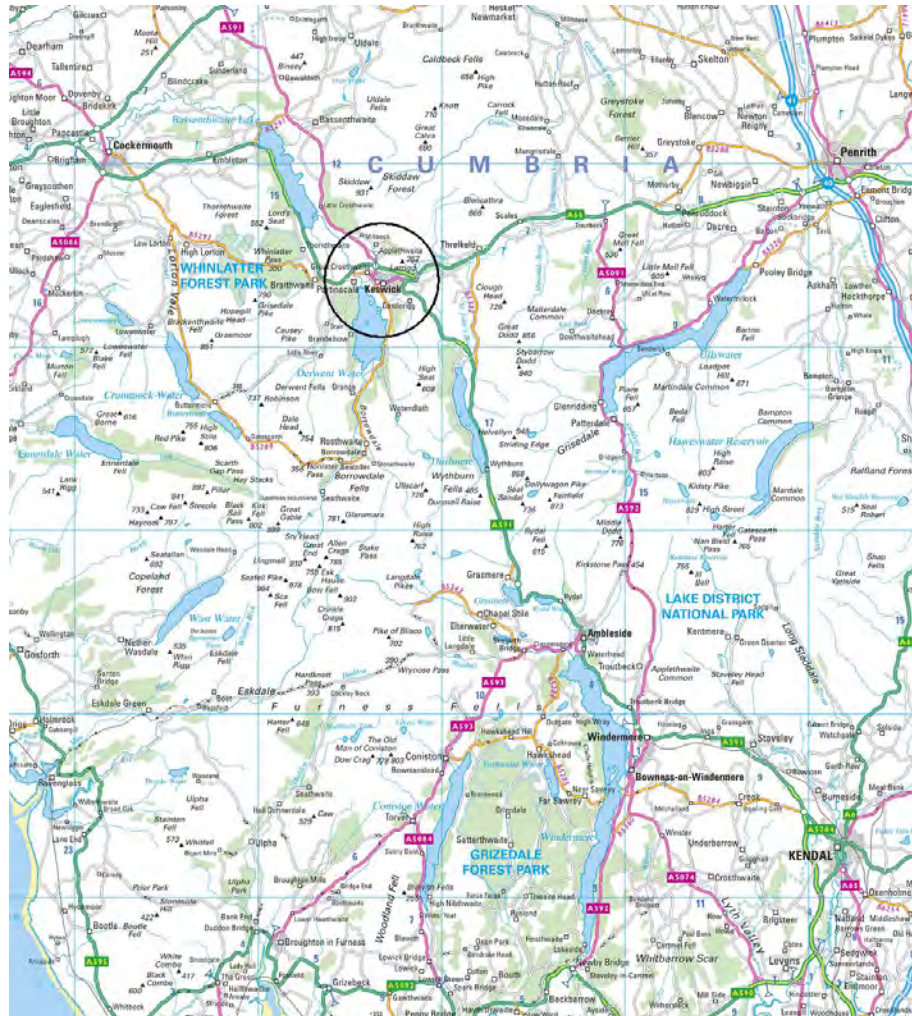
Certified accounts from the owner's Accountants in the form of a trading and profit and loss account show trading profits (before finance costs and depreciation) of £30,171 on (not VAT registered) turnover of £74,926 for the year ended 31 March 2020. Turnover for the year ended 31 March 2021 was £37,658 and year end 31 March 2022 was £78,455, both being affected by COVID.

The owners have traded using 4 of the en suite bedrooms whilst using the other 3 en suite bedrooms for themselves.

Price

Offers around £545,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

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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.

To View

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

Directions

Travelling west on the A66, take the first sign posted route to Keswick. Continue down Chestnut Hill towards Keswick. Just before the T-junction at the bottom of the hill, Brookfield will be seen prominently on the right-hand side of the road.

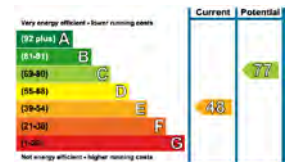
For further information, please contact:



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