



Lairbeck Hotel

Ref: 5646687

Vicarage Hill, Keswick, Cumbria, CA12 5QB

Freehold: £1,250,000

Delightful detached house with stunning views

14 quality en suite guest bedrooms

Dining room, bar and owner's accommodation

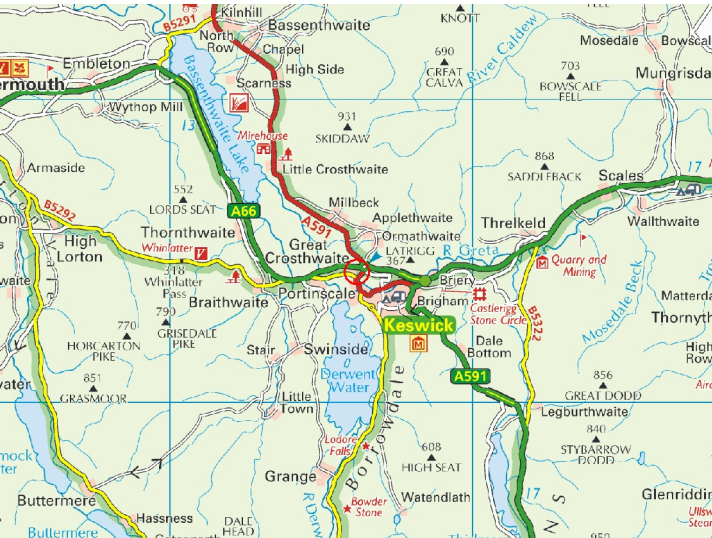
Lifestyle business with capacity to inc T/O

Potential for use as a private residence STPP

Planning granted for 3-4 bedroom home within grounds. Energy Rating D



A charming Victorian Country House, constructed of Lakeland stone, set in mature gardens with views of surrounding fells. Converted from the historic family home of James and Emilie Reddie Anderson.



Location

The property is located in close proximity to the centre of Keswick - a popular tourist town within the Lake District National Park - in a principally residential setting with picturesque views.

Keswick enjoys easy access to nearby Derwent Water and the surrounding Lakeland Fells, and attracts a large number of both domestic and overseas visitors during the majority of the year. As such, the town boasts a vibrant town centre with a large volume of complimentary retail and hospitality businesses.





Internal Details

Entrance vestibule with original Victorian tiled floor leading into a grand reception hall with open fireplace and wide barley twist staircase to galleried landing.

Dining room accommodating 26 covers, with a large bay window overlooking the gardens.

Large, dry cellar with more than ample storage and Belfast sink.

Bar lounge incorporating an open fireplace with picture window above which frames a stunning view of Skiddaw.

Ancillary areas:

Commercial kitchen with stainless steel storage units and work tops, dual sinks, hand basin, gas oven and range. Beautiful views to the private gardens.

Large, dry cellar with more than ample storage and Belfast sink.

Office, cloakroom/WC.

Owner's Accommodation

Self-contained owner's accommodation is situated to the ground floor and comprises; double bedroom with fully tiled en suite bathroom and lounge with multi fuel stove on local slate hearth. Both rooms enjoy garden views.



External Details

Externally, the property benefits from large lawned gardens, as well as ample parking provision for hotel guests.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Included in the sale of the hotel is goodwill with a high proportion of regular customers.

Letting Accommodation

14 en suite guest bedrooms each with their own individual personality from the Teacher's Room to the Grand Drawing Room.

Accommodation is arranged over three floors and configured as follows:

11 en suite double / twin bedrooms
3 en suite single bedrooms

The Opportunity

Offered to the market as a retirement sale, Lairbeck is currently operated as an award-winning country house hotel, opening between mid March and October each year, providing potential purchasers with the opportunity to increase turnover by extending the current trading period.

The business benefits from strong guest review ratings on the major booking portals, and as a result enjoys a high volume of returning guests who choose to book directly with hotel.

Although it retains the relevant licence, Lairbeck does not currently serve evening meals. Again, a new operator could seek to drive revenues through the reintroduction of a food & beverage offering for both residents and non-residents.



Trading Information

Detailed trading information will be made available to interested parties, upon request.

Business Rates

The Rateable Value is £22,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



Planning Permissions

We have been advised that planning consent was previously granted for the erection of a separate 3-4 bedroom property within the grounds of the hotel. This application has subsequently lapsed and interested parties are advised to make their own enquiries with the relevant local authority.

Regulatory

Premises licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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