



# The Willowsmere

Ref: 5646718

Ambleside Road, Windermere, LA23 1ES

Freehold: £1,450,000

Outstanding Victorian 4 Star B&B

12 tastefully appointed en suite guest rooms

2 guest lounges. Breakfast room: 20 covers

Modernised 2 bed 2 bath owner's accommodation

Turnover YE 31 Mar '20: £172,569. GP 92%

Fabulous award winning gardens & ample parking. Energy Rating C



An outstanding three storey Victorian residence, of Lakeland stone elevations beneath a multi pitched tiled roof line, with the advantage of both immaculate award winning gardens, and private car parking.



## Internal Details

### Ground floor:

- Entrance porch with reception
- L-shaped guest lounge
- Breakfast/dining room (20), free-standing tables & chairs
- Second guest lounge, free-standing soft seating, Victorian style period fireplace, french windows on to the award winning gardens

### Ancillary areas:

Trade kitchen, separate office, staff storage area, and guest ground floor toilet

## Location

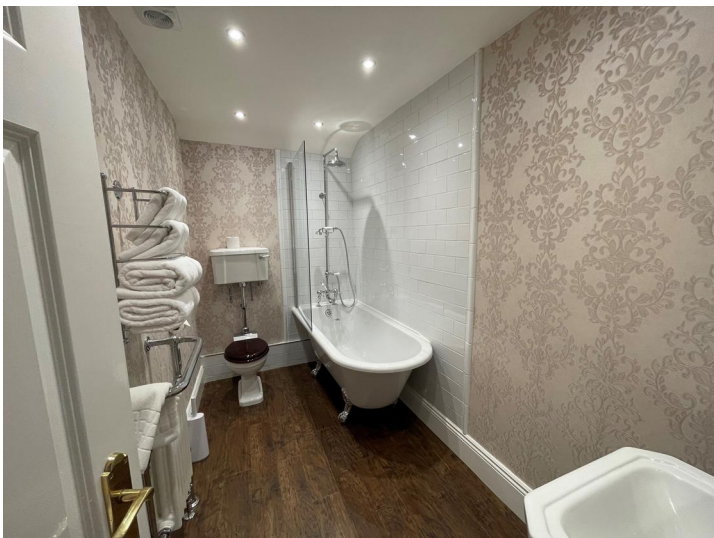
The Willowsmere occupies a superb, and prominent, trading position on Ambleside Road (A591) being a 10 minute stroll into Windermere, and offering an excellent base to explore the Lake District National Park which itself was awarded UNESCO World Heritage status in July 2017.

## Letting Accommodation

12 luxuriously appointed en suite bedrooms, currently configured as 12 superior double bedrooms, all offering flat screen tv's, radio alarms, hairdryers, tea & coffee making facilities.

- 4 superior bedrooms, all with en suite bathrooms with free-standing bath with rainhead shower over
- 3 flexible double rooms, with either superking or twin beds, all with en suite bathroom with bath and shower over
- 2 premier doubles, with king-size bed, and en suite bathrooms with free-standing bath with rainhead shower over
- 2 standard doubles, with en suite bathrooms with bath and shower over
- 1 Wheelchair accessible double bedroom with superking or twin beds, with en suite fully accessible wet room, at ground level





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### 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.

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### Business Rates

The Rateable Value is £19,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



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### External Details

The Willowsmere has award winning split level gardens (Cumbria in Bloom, and Best B&B garden in Cumbria), with two private seating areas and lawns, offering guests the perfect opportunity to unwind, with a beverage from the property's honesty bar.

### Private parking:

Large tarmacadam car park providing guest parking for up to 17 vehicles.

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### Owner's Accommodation

#### Lower ground floor:

Recently modernised and well-appointed owners accommodation comprising large lounge / dining room, master bedroom with en suite shower room, bedroom 2 with en suite shower room, storage room, large boiler / utility room and under stairs storage room.



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### The Opportunity

Under our client's tenure the Willowsmere has been tastefully modernised, whilst retaining it's original period features with all 12 guest rooms offering updated period style en suite bathrooms, and double glazing.

The current owners choose to operate the Willowsmere as a lifestyle business, only operating 3 days per week during November & December, and being closed over the Christmas period, and throughout January & February.

This represents the opportunity for a new purchaser to increase trading hours, and improve both turnover and profitability.

Additional improvements include; replacement of both boilers, and all lighting converted to LED in 2020. Exterior repointing of the majority of the building, and painting of rear and side barge boards in 2021.



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### Trading Information

Net turnover to 31 March 2020 being a £172,569 with a gross profit margin of £158,279 (92%), with adjusted net profits, adding back exceptional one off items, of £91,776. Further detailed trading information, and historic accounts, are available upon request.

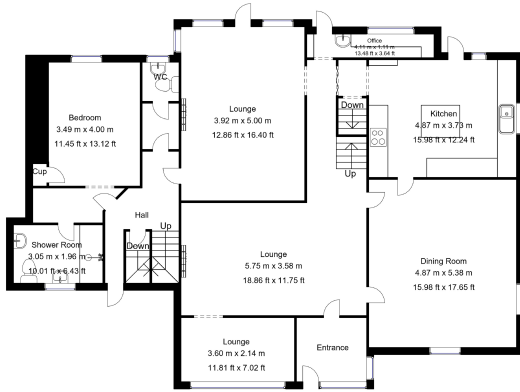
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### Staff

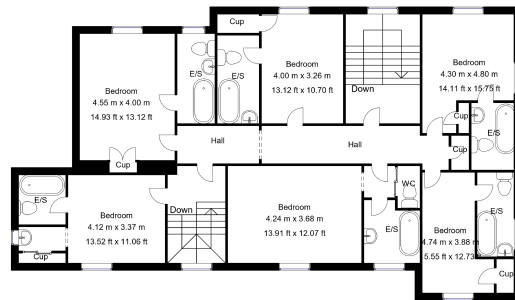
The business is currently operated by the owner operators along with seasonal part-time staff.



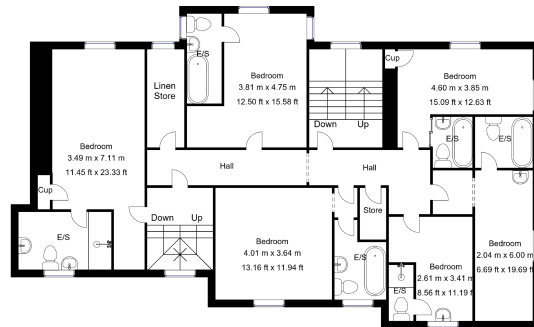
Ground Floor  
152 sq.m/1637.28 sq.ft  
Approx.



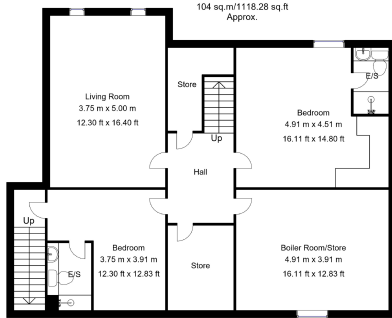
Second Floor  
121 sq.m/1306.73 sq.ft  
Approx.



First Floor  
135 sq.m/1461.89 sq.ft  
Approx.



Basement  
104 sq.m/1118.28 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
GC Ltd 62019

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## 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:

### Joel Osbourne

Broker - Hotels

M:+44 7526 176 359

E:joel.osbourne@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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