



Elder Grove

Ref: 6445160

Lake Road, Ambleside, LA22 0DB

Freehold: £1,195,000

Sumptuous detached guest house in the village

T/O Y/E 31/1/2024, £229,876, solid profits

Honey-pot Lake District location

10 en suite letting bedrooms

3 bedroom owner's accommodation

Ample private car park. Energy Rating C





Location

For walkers, Ambleside is the start of some of the Lake Districts most stunning walks and is only a short walk to lakes and waters of Windermere, Rydal, and Grasmere.

Description

Elder Grove is a traditional Victorian house built in the late 1800's, set over three floors initially and then having had the lower ground floor converted to provide a reception, dining room and bar, thus establishing a well-presented bed and breakfast over four floors in the heart of Ambleside.

The house was built as a boarding house to cater for Victorian visitors on their tours of the lakes and, whilst retaining many charming character features, it has been significantly refurbished over recent years to create an enchanting guest house with today's modern amenities.

Internal Details

Entering the guest house from the street level, you'll find a warm and cosy hallway with a guest lounge to the right. Heading down via the central staircase, providing access to all floors, you'll find the reception, dining room (breakfast room) and good size 'honesty' bar with enticing fireplace.

The large dining room (20 covers) is where breakfast is served daily, and the room can easily accommodate all guests at once if required. Additional ancillary areas include a reception, office, kitchen, and laundry room.

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.



Letting Accommodation

The letting rooms are split over the 1st and 2nd floors (from street level) and most have lovely views over Ambleside and the surrounding fells. The type of room split is as follows:

- 2 junior suite rooms
- 2 superking/twin rooms
- 2 king size rooms
- 2 double rooms
- 2 single rooms

All rooms have en suites and have been recently renovated and are in very good condition throughout.



Owner's Accommodation

The owner's accommodation offers excellent space and the flexibility of either two or three bedrooms with relative ease. Currently it is set up to offer one bedroom with en suite, bathroom, an office (bedroom two), living room, dining room, sunroom with a further sitting room (bedroom three). The kitchen is shared with the main bed and breakfast.

The flexibility allows the use of the bedroom with en-suite as another guest bedroom, with existing access from the main hallway/stairwell, and use what is currently an office as the main bedroom.



The Opportunity

Our clients are selling to concentrate on other interests.

The guest house is one of the best known within the town and it has also had numerous improvements throughout the life of our client's ownership so offers a complete turn-key business.

Given that, there are still some opportunities for new owners to consider.

As explained above, revenue could be increased easily with the addition of a further bedroom added to the letting accommodation inventory. You could also reconfigure the street level lounge into another bedroom, in addition to converting the current owner's living room into a further bedroom whilst retaining a sizeable one bed owners apartment, with bathroom, sitting room, sun room and dining room. This would bring the potential letting inventory up to 13 rooms.

There is also scope to offer some evening dining for guests either using the dining room itself or offering a 'to bedroom' service.

Trading Information

Trading year end 31/1/2024, turnover £229,876

Further trading information is available on request.

Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.



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.



For full information on Christie Insurance please call 03330 107189