
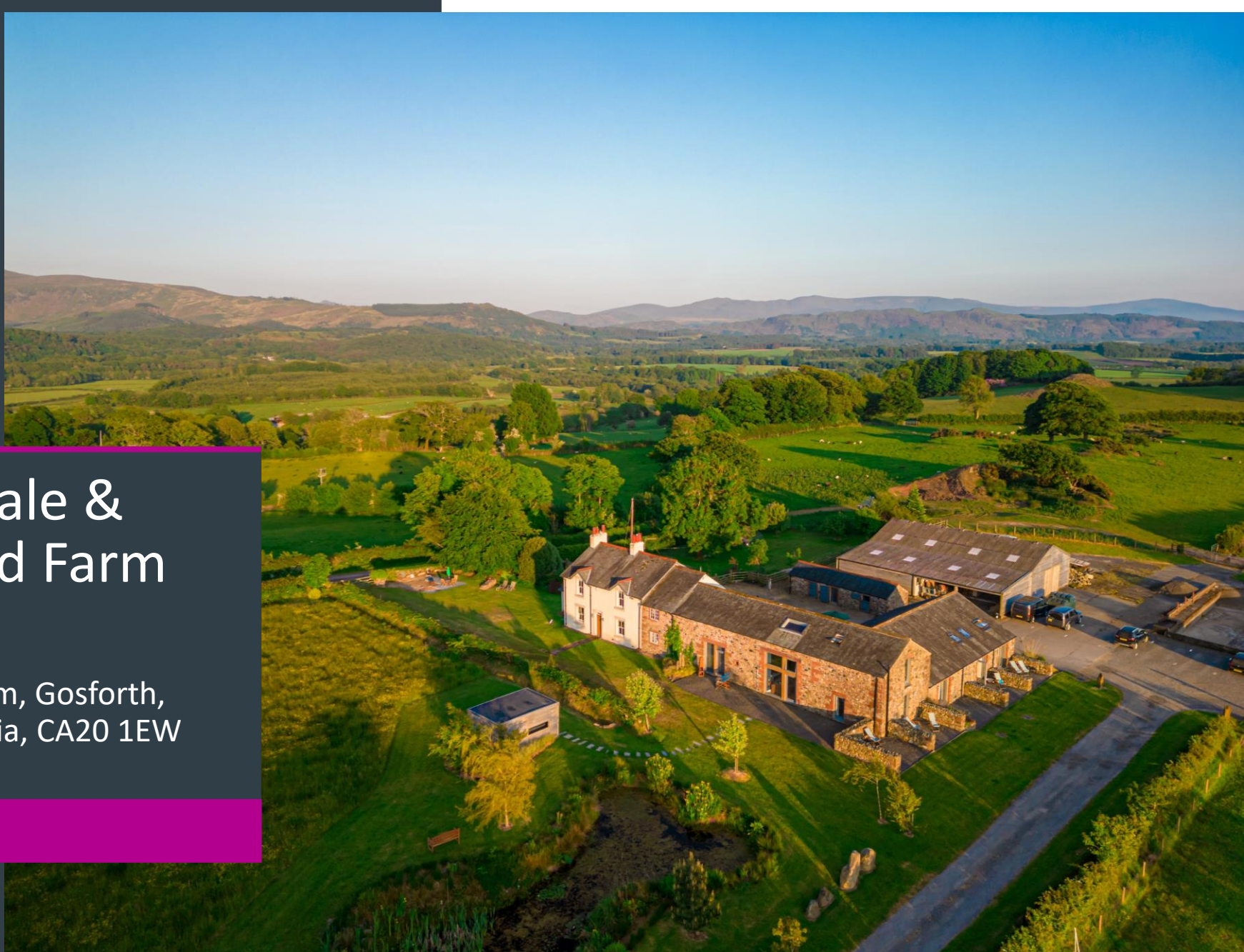


1692 Wasdale & Bolton Head Farm

 Bolton Head Farm, Gosforth, Seascale, Cumbria, CA20 1EW

Freehold: £1,650,000





Key Investment Highlights

- Stunning boutique Bed & Breakfast and separate farmhouse
- Turnover for year ending 2023 £245,556
- Scafell Pike views, Western Lake District location
- Six unique en suite super-king letting bedrooms
- Four bedroom owner's farmhouse
- Four acres of grounds/land, large agricultural barn
- Modern office, storage building
- Energy Rating C

Description

This is a fantastic opportunity to purchase a unique family home with a successful award-winning accommodation business attached.

Bolton Head Farm was originally a traditional Lakeland farmhouse with outbuildings. It has now been completely transformed by its current owners into a wonderful family home with an adjacent flourishing boutique bed and breakfast business known as 1692 Wasdale.

Sitting in just over four acres of land, the home and business benefit from an elevated position offering far reaching views to the east, of England's highest mountain, Scafell Pike and west toward the Isle of Man.

1692 Wasdale offers contemporary, luxury accommodation and communal space whilst Bolton Head Farm offers private family accommodation, with Master bedroom with en suite, three further bedroom and three reception rooms.



Location

The western lake district is a haven for outdoor enthusiasts with easy access to mountains, lakes, rivers, valleys and an extensive coastline. The Wasdale Valley is home to England's deepest lake - Wastwater and several high peaks including Pillar, Kirk Fell, Great Gable and, of course, Scafell Pike.

What3words:

nourished.animal.wakes

Please click below to view the businesses website:

[WEBSITE](#)



Internal Details

Entering the Bed and Breakfast via the main courtyard is a light and airy reception, giving access to the following guest areas:-

- Breakfast room
- Living Room
- Honesty Bar
- Boot room

Additional ancillary areas include storage cupboards and commercial kitchen. Across the courtyard is the office from where the business is run.



Letting Accommodation

The six en suite letting rooms are all accessed internally and configured as follows:-

- Fells and Stone Suite – each separately accessed from the reception area, both have a mezzanine bathroom with walk-in shower and freestanding bath
- Tarn Suite – accessed from the reception area with walk-in shower room
- Cairn Suite – accessed directly from the lounge with vaulted ceiling and walk-in shower room with bath
- Collie Suite – accessed through the lounge and from within a secondary hallway with walk-in shower room
- Herdwick Suite – accessed through the lounge and from within a secondary hallway and up on the first floor with walk-in shower room

All bathroom fittings and ceramics are from Porcelanosa.

All rooms (except Herdwick) have external doors to private outdoor patio areas. Herdwick's patio is accessed via the Lounge external door.

All rooms have secure entry code access.





External Details

The grounds extend to circa four acres with the home, business and barn occupying a rear position set away from the quiet road.

There is a separate drive for 1692 Wasdale guests and car park for numerous vehicles. Each room has its own private patio area and all have access to the Hot Tub located a few steps outside from the Lounge. Next to the Hot Tub is a pond with mown walkways through to the meadow to the front of the property. On the other side of the guest driveway is a large paddock/field which is currently used for animal grazing.

Bolton Head Farmhouse has a separate private garden along with a separate driveway, which also doubles as delivery access for the business.

With nearest neighbours being around 200m away, it really offers a peaceful and tranquil setting with spectacular uninterrupted views.





Bolton Head Farm

Ground Floor

- Boot room entrance hall – coat and shoe storage
- Cellar – steps down to a mainly dry lower ground floor cellar room used for storage
- Downstairs WC – modern low level WC and wash hand basin
- Utility room – Various wall units
- Kitchen/diner – a range of low level and eye level cupboards and a central island all having Broughton Moor slate worktops. Appliances included are AGA, Fridge & Dishwasher
- Living Room – a step down into a good size room with triple aspect across fields. Feature fireplace
- Snug Lounge – currently used as a TV and reading room





Bolton Head Farm

First Floor

- Landing with access to:-
- Master Suite – vaulted ceiling with exposed beams
- Ensuite bathroom – steps down with low level WC, wash hand basin and bath with separate shower
- Bedroom 2 – a good size double room with storage cupboard/wardrobe
- Bedroom 3 – a good size double room with storage cupboard
- Bedroom 4 – a double room with rear aspect
- Main bathroom – low level WC, wash hand basin, bath and separate shower cubicle





The Opportunity

Our clients are selling to concentrate on other interests. The bed and breakfast is one of the best known within the area, renowned for its quality and tranquil location. It is worth noting that 1692 Wasdale is a complete turn-key business, trading well and with very little, if any, investment needed by a new owner.

This opportunity would suit a family relocating to the country, and wishing to create a new life with attached business as Bolton Head Farmhouse offers fantastic living accommodation for a family while the business operates with ease next door.

The whole site could, with the correct planning, be developed as a 'wellness retreat'. Nothing of the like exists within this part of Western Lakes thus creating a unique proposition.



Trading Information

Trading information will be made available to genuinely interested parties who have viewed the premises.

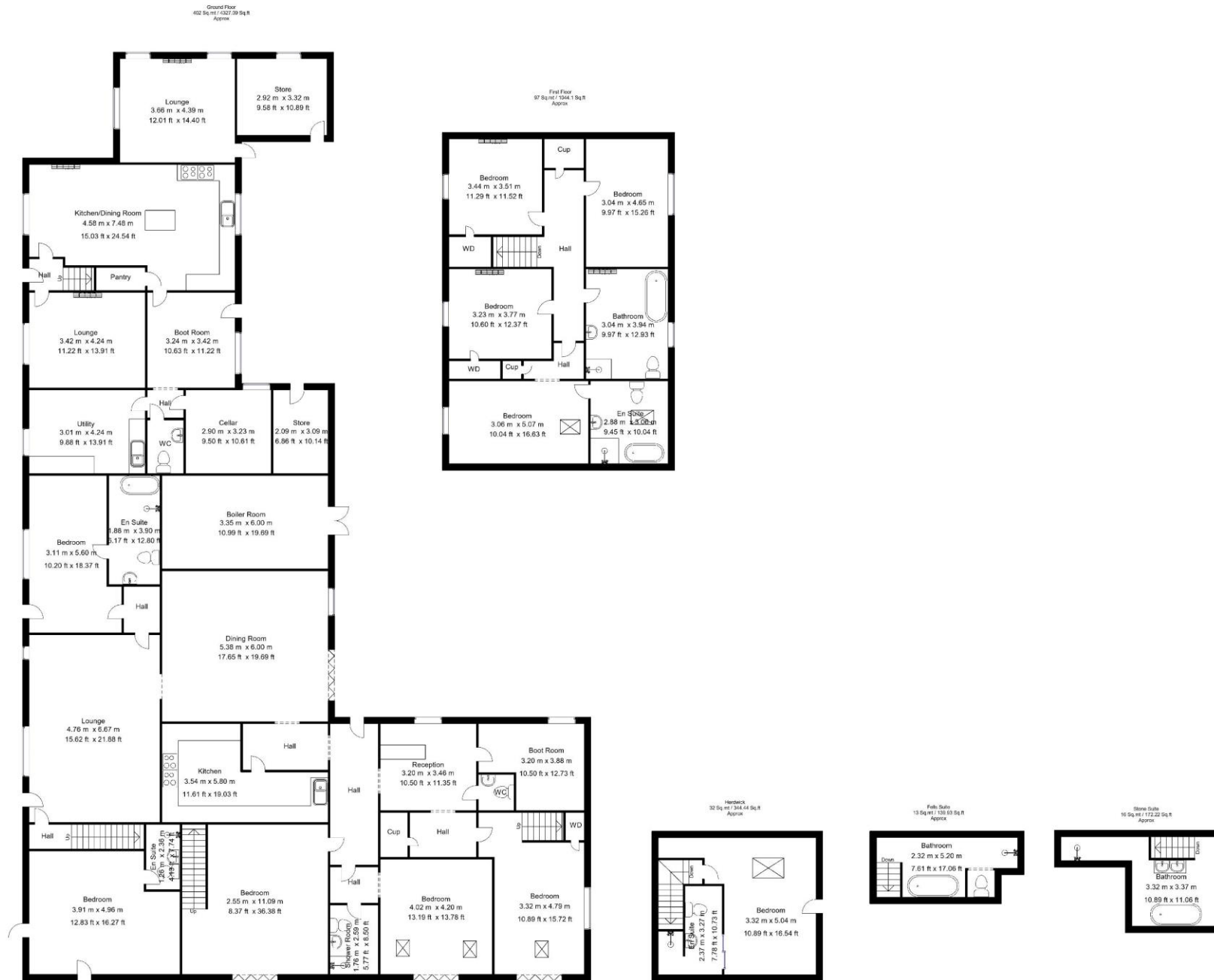
| Trading year end | Turnover |
|------------------|----------|
| 2023 | £244,630 |
| 2022 | £270,747 |
| 2021 | £136,983 |

The current owners have also considered developing café facilities or a more formal restaurant dining offer. Additional rooms could be built as part of a redevelopment at the rear and side of the site using the footprint of the existing barn.

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.





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.

CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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