



Redmayne House

Ref: 6445165

Silver Street Kirkby Stephen, Cumbria, CA17 4RB

Leasehold: £95,000, Annual Rent: TBC

First class lifestyle B&B

8 individually themed rooms, 7 en suite

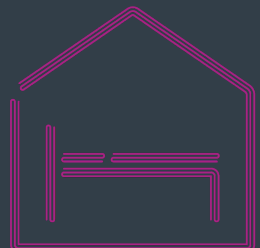
Busy tourist hotspot

Potential one bed owner's apartment

Secluded walled gardens with 0.48 acres

Excellent customer areas. EPC Exempt

Open Day Friday 7th June 1-4pm – REGISTER NOW FOR YOUR PLACE



OPEN DAY

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Visit Redmayne House to experience it's quality first hand, have a relaxed walk around, meet the owners and find out what makes this such a great opportunity through a presentation which will start at 2pm. You'll also get an opportunity to ask any questions afterwards.

Description

Redmayne House is arguably the finest and largest town house within the busy market town of Kirkby Stephen. The Grade II Listed Georgian Town House is date marked 1787, although records indicate the original part of the property dates back to the early 1650's. The property occupies a prominent corner site, with the advantage of a detached double garage and delightful gardens to both front and rear. The overall site extends to some 0.48 acres.

The property is constructed of stone elevations beneath a predominantly pitched tiled roof line, having been tastefully updated by the current owners, whilst retaining a wealth of original features.



Location

Centrally located in Kirkby Stephen, within the Eden Valley, being the perfect stopping point on the coast-to-coast path, and Settle to Carlisle railway. The property is ideally located for exploring the Eden Valley, the Lake District, and Yorkshire Dales National Parks, and Upper Teesdale.



Internal Details

Entrance hall with Victorian floor tiles and stained-glass window. Guest lounge/games room with period fireplace incorporating a cast iron wood burner, bay window to the front elevation. Guest toilet facilities.

A snug with beamed ceiling, cast iron log burner, small study area with window to side elevation.

An elegant breakfast/dining room with full height wooden panelled walls, wooden flooring, open-grate fireplace, with windows to both front and side elevations.

Guest sitting room offering French doors to the outdoor terrace and walled garden, a large expansive room with feature open-grate fireplace.

Guest or private kitchen area (depending upon how the business is set up), re-modelled and refurbished with central island and wall mounted units with integral appliances, stone floor with underfloor heating, Belfast sink, breakfast table, and windows to side elevation.

Ancillary areas include a dry goods store and utility and cellars with four chambers utilised as storage areas.





Letting Accommodation

The eight letting rooms are split over the first and second floor of the guest house with six set out as king or double rooms, and two being twin rooms.

All rooms have en suites, with the exception of room six which has a separate bathroom.

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.

Owner's Accommodation

The owner's accommodation would be accessed from the main kitchen or separately via an external door, to include a lounge area with kitchenette and via stairs to an area for the bedroom and bathroom/en-suite. This area requires refurbishment to turn into a useable bedroom and en suite. The area is very spacious and would make for comfortable living once converted.





External Details

The front garden has formal box bushes and lavender, with rockery to the side. The rear garden enjoys an excellent degree of privacy, with sun terrace, garden room with boiler room off, and extensive lawns with well stocked borders, established trees, and a large vegetable plot. Detached double garage.

Tenancy

A new lease would be drawn up based upon terms to be agreed, including the annual rent, for a period of 10 years.

Trading Information

There is no trading information available although detailed forecasts can be made available and discussed with interested parties.



The Opportunity

Having been acquired by our clients recently, they have utilised the property as a holiday rental, however, they would now like to provide an opportunity to anyone who is considering entering the hospitality sector as an easier way of building up experience.

It has previously run as a successful guest house, albeit with only four lettable bedrooms due to the previous owner's family circumstances, therefore the history of its previous operation and an understanding of the type of revenue that could be generated would be discussed with interested parties. To add to the revenue, there is the option of opening the gardens for weddings, or venue hire for marquees or similar given the extent of the gardens at Redmayne House.

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

There is circa £40,000 of existing forward bookings for 2024.



All measurements/floor plans are approximate and for general guidance purposes only. Whilst every attempt has been made to ensure accuracy, the contents of these particulars must not be relied upon, nor do they constitute part of any offer or contract. Artists impressions and photographs are reproduced for general information and illustration purposes only, they must not be relied upon. Also, it must not be inferred that any item shown is included within the sale.
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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:

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