



# The Old Homestead

Ref: 6445166

Head of Lorton Vale, Cumbria, CA13 9TW

Freehold: £1,395,000

Stunning 10 bed self catering B&B

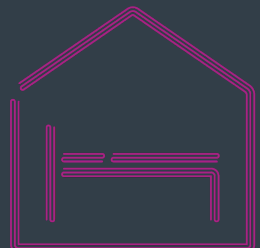
Turnover Y/E 2023 £116,376

1.59 acres of land

Superb 3/4 bed owner's home

Views over Lorton Valley & Buttermere Fells

Energy Rating B



If you're looking for a family home within the Lake District National Park with a prime holiday let business attached, look no further than this delightful opportunity. The Old Homestead offers excellent sized accommodation and during its refurbishment, care was taken to retain much of its original character with features such as the bread oven and fireplaces adding to its historic charm.

The business is rated Excellent on Tripadvisor, receiving five star reviews and an example of one reads: "A fabulous cottage with lots of space and beautiful furnishings. All bedrooms had an en suite and there was ample hot water for 20 guests. We were able to cook for our group and log burner was easy to light and kept the sitting room warm and toasty. It was close to excellent walk and pubs. Unfortunately the weather didn't play along so we weren't able to see the simply stunning views. We'll definitely be back!"



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#### Location

The Old Homestead sits within the Lake District National Park, yet just a short drive into the historic town of Cockermouth. The position provides views across the Lorton Vale towards Crummock Water nestling between Buttermere and Loweswater Fells. The Solway Coast AONB is within a short drive to the north and one of the Lakes jewels, Keswick, is reached either via the Whinlatter Pass with stunning view points or more conventionally along the A66 which also links you to the M6 motorway at Penrith.

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#### Internal Details

Entering the Guesthouse via the main courtyard you'll find a charming entrance, giving access to the following guest areas:-  
Guest Lounge with large Fireplace and views to the fells  
Dining Room with access to the gardens and offering views to the fells  
Fully equipped kitchen ideal for guest use or for owners wishing to run as a B&B  
Guest WC



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## Letting Accommodation

The 10 en suite letting rooms are all accessed internally with five on the ground floor and five on the first floor with two family rooms (one is an accessible room), one triple (also classed as an accessible room), one twin room, two King rooms, three double rooms and one 4-poster room. All rooms have underfloor heating, TV's and Wi-Fi.



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## Fixtures & Fittings

All fixtures, fittings and guesthouse furnishings 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. Please request confirmation of this prior to offer.



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## External Details

A private drive provides access to the property and extensive car park from the lane which leads from Hundith Hill Road. A very large lawned area lies to the South of the Old Homestead providing ample space for recreational use together with a further large private garden for owners use, both of which could be put to use with numerous additional revenue streams. The grounds extend to circa 1.5 acres with the home and business occupying a rear position on the site.

There is also a private owners garden to the front of the home which is for exclusive use of the owners.



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## Owner's Accommodation

The current owners accommodation is a substantial converted barn with accommodation as follows:-

### Ground floor

Boot room entrance hall – coat and shoe storage leading to;

Utility Room – storage and sink with access to;

WC – low level WC and wash hand basin.

Kitchen/Dining Room – well appointed with granite worktops and centre island. Access to internal courtyard and stairs to first floor. Appliances to be negotiated.

Bedroom 4/Office – external access, two large storage cupboards, the larger of the two could be converted to an en suite with ease.

Lounge – external access, large feature fireplace with log burner and vaulted ceiling.

### First floor - Landing with access to:-

Master Suite – vaulted ceiling with exposed beams and walk in dressing room.

En suite bathroom – low level WC, wash hand basin and bath with shower.

Bedroom 2 – a good size double room with exposed beams.

Bedroom 3 – a good size double room with exposed beams.

Main bathroom – low level WC, wash hand basin, bath with shower.



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## The Opportunity

Our clients are selling to concentrate on other interests. The business is currently run as a self-catering holiday home, and the current owners run the business to fit their lifestyle, which gives huge opportunity to increase revenue with ease. It is currently let through Holiday Cottages, Travel Chapter & Sally's Cottages and their income forecast for 2024 is £225,000 with full occupancy.

There is also scope to revert back to the bed and breakfast business as it once was and there is indicative revenue numbers for this should you require them.

The grounds and gardens also lend themselves to weddings and corporate events, along with the ability for accommodating up to 25 guests in The Old Homestead and this could be a lucrative revenue generator, even with a relatively small number of weddings/events each year.

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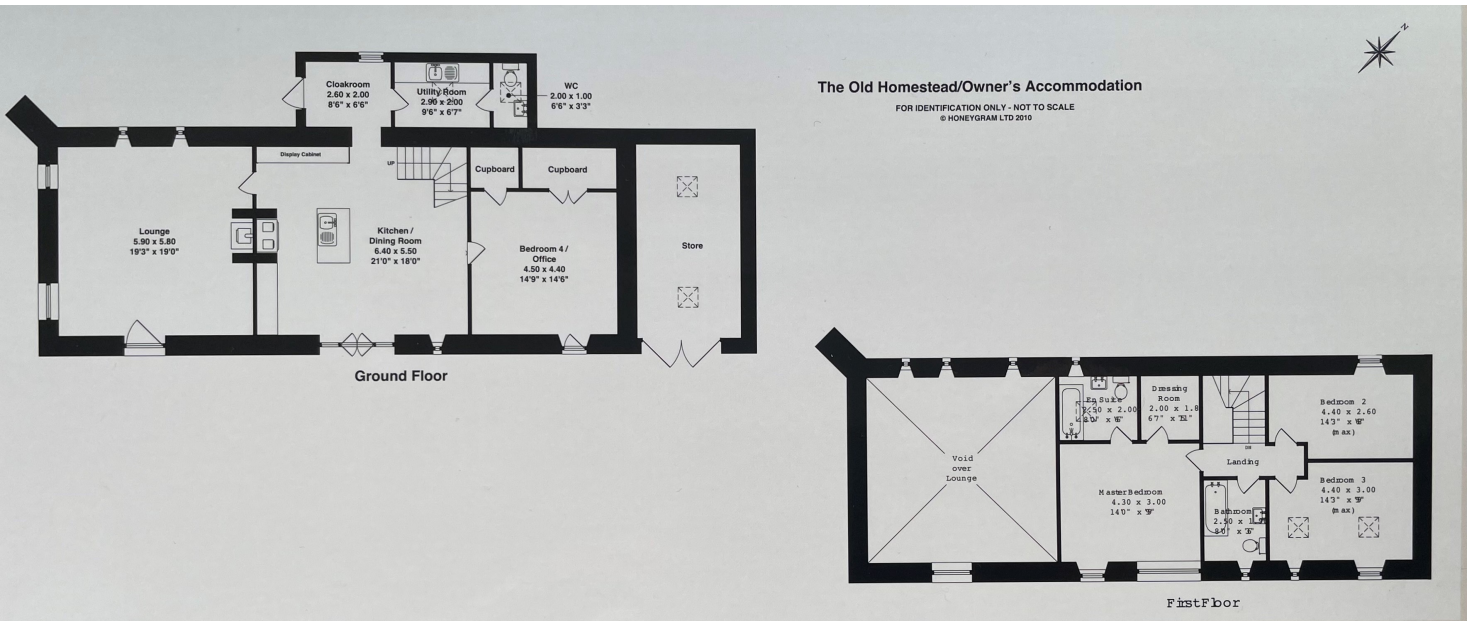
## Trading Information

Year end 2023 turnover £116,376.

Year end 2022 turnover £81,039 (part Covid)

Year end 2021 turnover £24,151 (Covid)





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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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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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