

Wallsend Guest House

The Old Rectory, Bowness-On-Solway, Wigton, Cumbria, CA7 5AF

Freehold £785,000 – Offers Invited





Beautifully presented guest house with Arts & Crafts features on Solway Coast



Six letting bedrooms & spacious owner's accommodation



Option to additionally purchase or lease 5 glamping pods and 15 pitch campsite with shower/toilet facilities on adjacent site



Good turnover and profits with opportunity to develop the business further



Beautiful gardens & ample parking



Bowness-On-Solway village location at start/finish of iconic Hadrian's Wall Trail



Excellent, well established lifestyle business, turn-key opportunity



Close to Lake District National Park and Scottish Borders



LOCATION

This former vicarage is set in the picturesque village of Bowness-On-Solway in North Cumbria within the Solway Coast Area of Outstanding Natural Beauty.

The village sits on the edge of the Solway Firth looking across to the Scottish Borders, eight miles from the town of Wigton and 15 miles from the city of Carlisle with access to the M6 motorway and mainline railway station.

Bowness on Solway also lies at the western end of Hadrian's Wall that runs 84 miles across the country to the east coast. This internationally known UNESCO World Heritage Site attracts visitors year-round and is designated as a National Trail in addition to forming part of the 176 mile "National Cycle Network 72". A few minutes' drive to the south, visitors reach the northern mountains of The Lake District National Park.

THE GUEST HOUSE

Presented to a high standard throughout and incorporating Arts and Crafts feature dating back to 1921, the guest house currently offers six beautifully presented bedrooms each with ensuite facilities (plus the option to create a seventh bedroom and bathroom), imposing hallway/lounge with feature fireplace, dining room (12 covers), welcoming sitting room with log fire and guest honesty bar. A large, well-equipped kitchen with range cooker, island unit, adjacent pantry and separate utility room, serves both the guest house and the owners accommodation.

Please click below to view the businesses website.

[WEBSITE](#)







OWNER'S ACCOMMODATION

Recently added to the rear of the property is the smart owners' accommodation comprising of a bright and airy lounge with floor to ceiling windows and patio doors open directly onto the private garden, adjacent office/snug and the owners' master bedroom suite with en suite shower room. The private garden includes terrace, lawn and water feature and enough space for the new owner to install a hot tub should they wish.





GUEST HOUSE GROUNDS AND GARDENS

A private garden, accessed from the owner's accommodation, includes terrace, lawn and water feature and enough space for a new owner to install a hot tub should they wish. The grounds are beautifully landscaped with herbaceous borders, lawns, mature trees and shrubs with benches where guests can sit and relax.

The driveway provides parking for the guest house visitors and the owners.

An outbuilding in the grounds serves as a machinery shed and an additional large shed offers further storage for the owners and/or secure storage for guests' bikes etc.



THE GLAMPING PODS & CAMP SITE

AVAILABLE TO PURCHASE OR LEASE BY SEPARATE NEGOTIATION, SUBJECT TO THE PURCHASE OF THE GUEST HOUSE

The glamping area can be accessed either directly via a path through the garden or independently from the neighbouring lane. The site currently has five pods that are all presented to a high standard and have well established trade. Each pod is presented with a double bed, a double sofa bed, en suite shower room, kitchenette and individual decked veranda, and each has a Kirami wood fired hot tub. The site has two further pitches with services connected therefore a new owner could utilise these for two additional pods to increase the business.

Adjacent to the glamping area is a field that was acquired in 2022 and is currently licenced for 16 seasonal tent pitches (April-October) however subject to the relevant planning consents this could be developed further to increase the number of glamping pods or to accommodate campervans/motorhomes.

Between the glamping pod and the campsite there is a communal shower block/housekeeping unit that is used for housekeepers attending to the glamping pods and the shower toilet/facilities (separate ladies/gents) for those using the campsite.

To the side there is a large parking area suitable for six cars with additional overflow for two cars.





THE SITE

The area including the house, parking area and gardens is circa 1.039 acres.

The area including the glamping pods and campsite, which are available by separate negotiation, is approximately 2.597 acres.



TRADING INFORMATION

The owners currently choose to only trade the business for eight months of the year due to family circumstances.

Further details are available on request.



THE OPPORTUNITY

Wallsend Guest House and Glamping Pods is a well-established business that has been created by the current owners. With excellent ratings and reviews our seller clients have worked hard to create a first-class lifestyle business but now, due to family circumstances, they are looking to retire and are reluctantly selling the business.

For new owners this is an opportunity to acquire a successful, well balanced and easily managed business but one that offers the opportunity for further development under new ownership by extending the trading period from eight to twelve months and opening an additional guest bedroom.

There is a further opportunity for a new owner to additionally purchase or lease, by separate negotiation, the adjacent glamping and camping site and to develop this further by potentially adding two further glamping pods and broaden the trade of the campsite to include caravans/motorhomes.

The demand for lifestyle business opportunities such as this has increased significantly over recent years, and this, therefore, represents a great opportunity to acquire a business in such a beautiful location.



Bowness-on-Solway, Wigton, CA7

Approximate Area = 4441 sq ft / 412.5 sq m

For identification only - Not to scale





CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

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