



Ouse Bridge House

- Planning consent: guest house or holiday let
- Proven trading location with parking
- Owner-operated lifestyle business opportunity
- Guest house or holiday let opportunity
- Character property with large garden
- Established business, overlooking the lake.
Energy Rating D

Dubwath, Bassenthwaite Lake, Keswick, Cumbria, CA13 9YD

Freehold: £875,000 Offers Invited

Ref: 6445211

LOCATION

Ouse Bridge House is located just yards away from the northern shore of Bassenthwaite Lake in the northwest of the Lake District National Park with easy access to the market towns of Keswick and Cockermouth.

The guest house is well positioned to capture the lakeside demand year round and is an ideal location for visitors wanting to explore the Lake District on foot, by car, on bicycles or on the water as well as being well served with regular local buses.

Ouse Bridge House is a very popular, easy to manage guest house that also makes a great family home for the owner/operator.

Planning consent allows the owners to operate the business as either a self contained holiday let, a guest house or the property can be used as a permanent residence. Further details available on request.



DESCRIPTION

Ouse Bridge House is the owner's family home. It has a total of twelve bedrooms, nine are currently used for guests and three are used by the owners. All but one of the bedrooms have ensuite facilities and in total six bedrooms benefit from views of Bassenthwaite Lake and to the imposing skyline of Skiddaw and Ullock Pike. Ouse Bridge House also benefits from ample parking for a dozen cars and a large garden to the rear.

INTERNAL DETAILS

Ouse Bridge House is a large, detached, Victorian residence which retains many of the original features including high ceilings, large bay windows and impressive hallway and staircase.

GROUND FLOOR

The porch opens to the hallway. To the front of the property on the ground floor there is a large breakfast room (18 covers) with bay window and a guest lounge also with large bay window. To the rear of the ground floor is an accessible guest bedroom, with an ensuite shower room.

From the hallway a door opens to the large owner's lounge with views to the garden. To the side is the owner's office and music room with door to car park. To the rear is a large, well equipped, kitchen with fitted units, range cooker, fridges and stainless-steel work surfaces. A back door leads from the kitchen to the patio and garden. A utility room houses washing machine and tumble drier.

There are stairs leading to the first-floor landing.



LETTING ACCOMMODATION

There are 12 bedrooms, seven are lake view, with five garden view.

There are eight ensuite shower rooms, two ensuite bathrooms and two rooms with private, external bath/shower rooms.

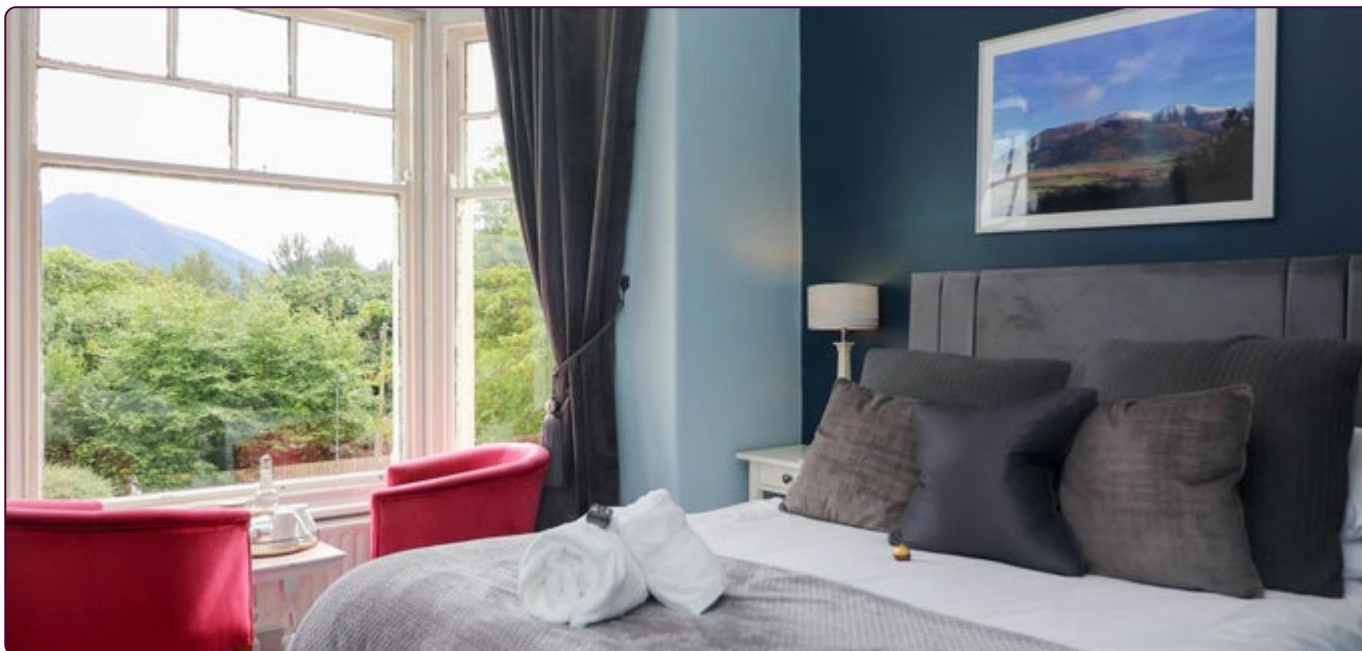
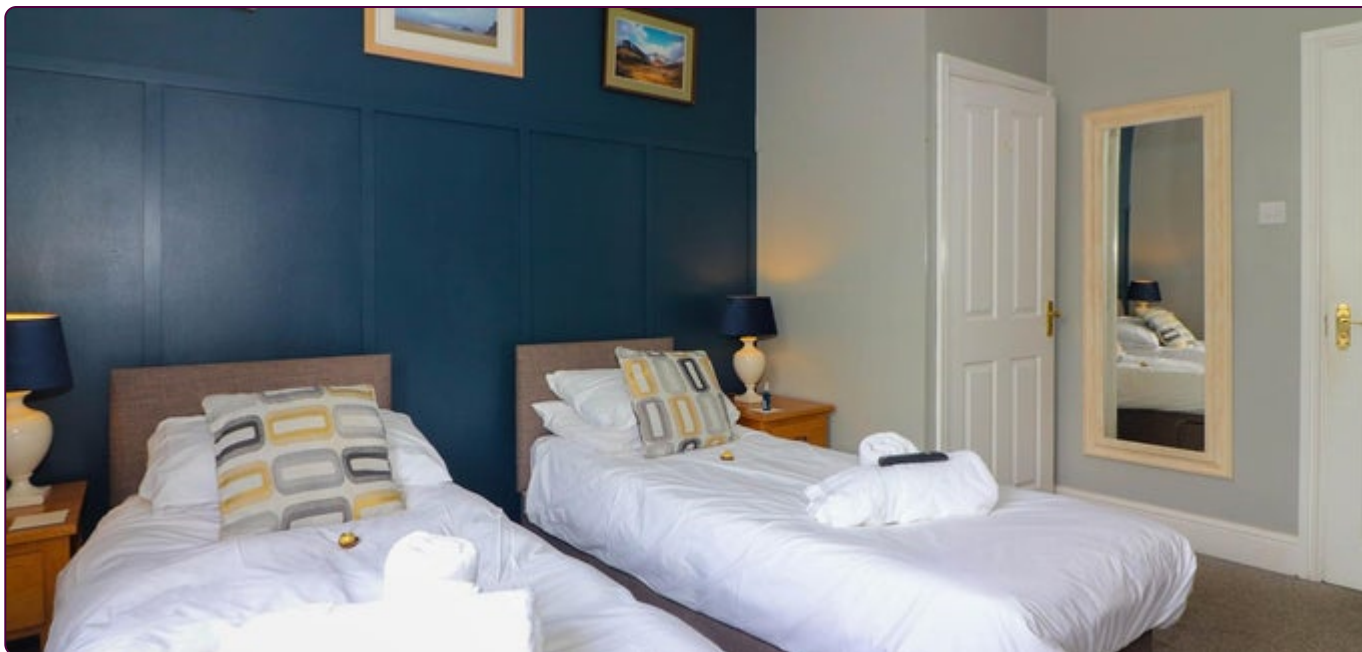
OWNER'S ACCOMMODATION

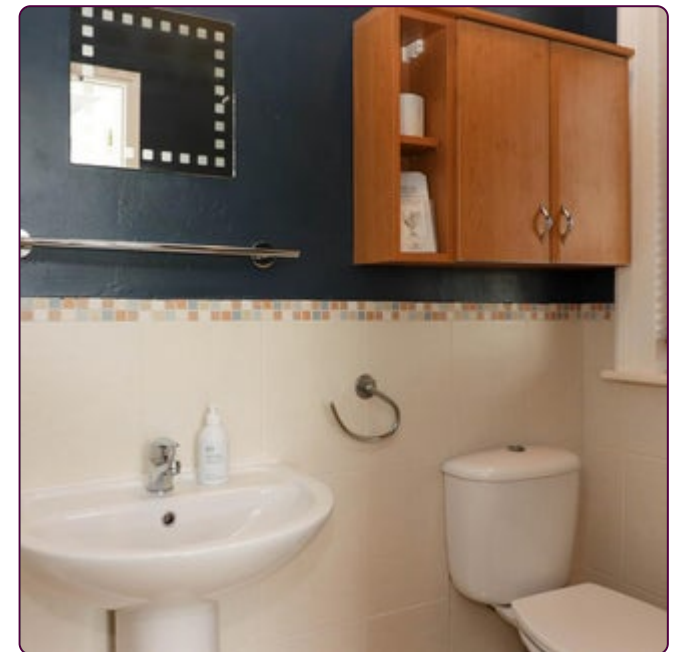
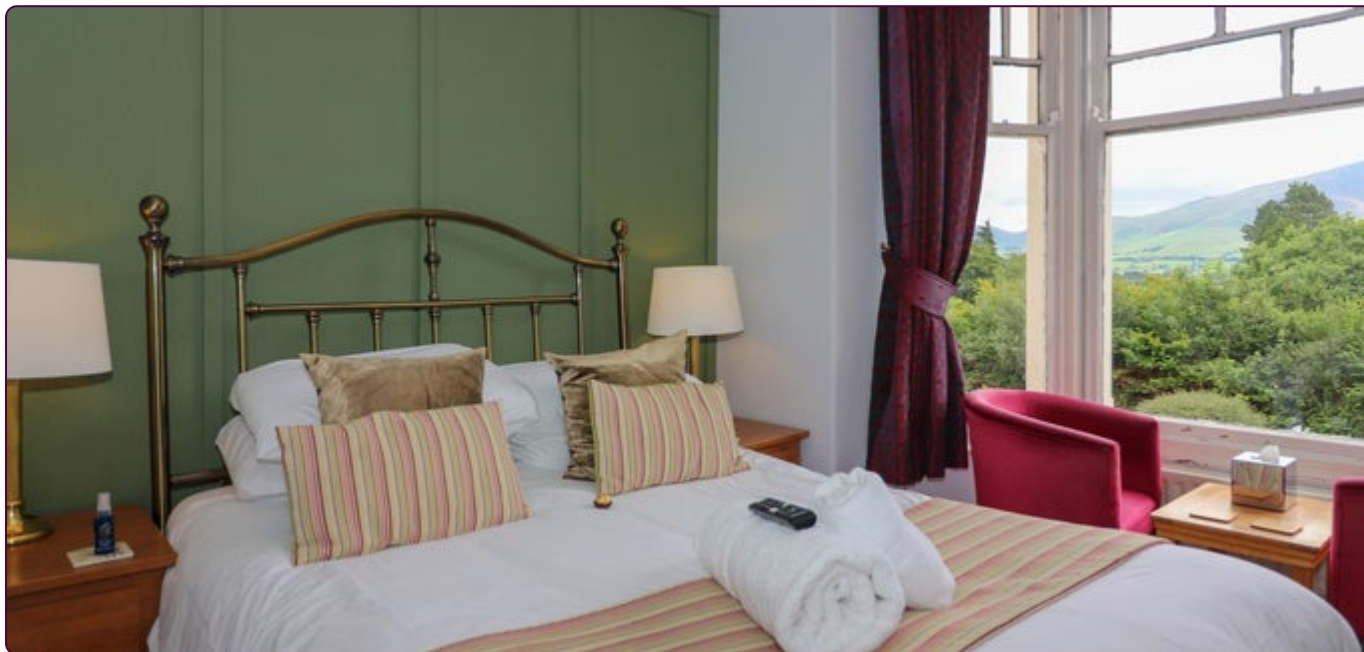
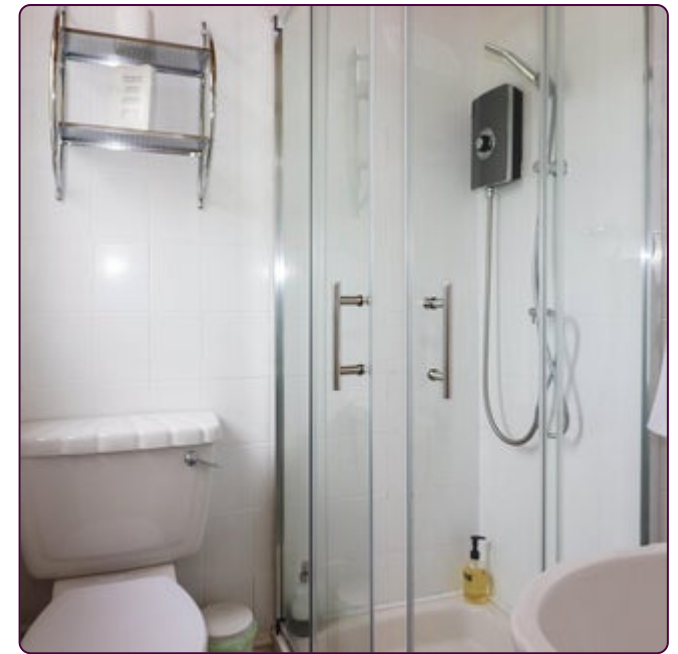
The owner's currently use three of the bedrooms:

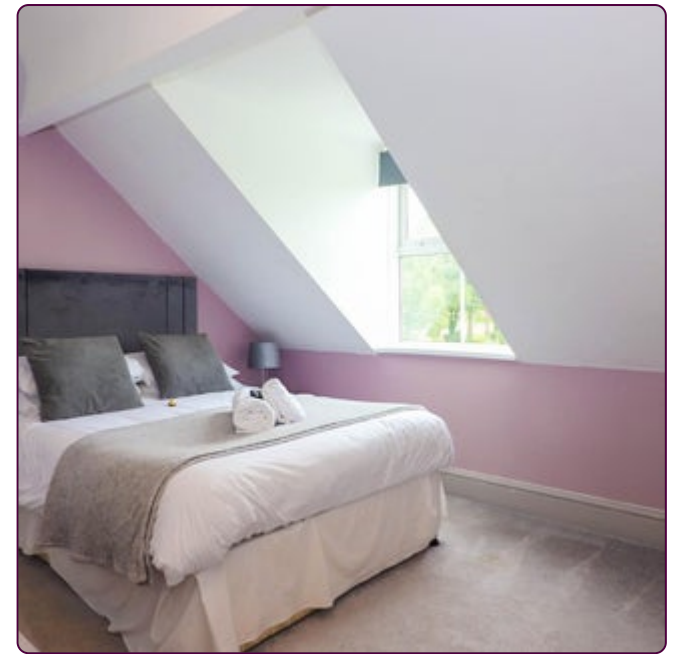
One bedroom suite with lake view, dressing room and ensuite shower room.

One bedroom (family size) with en suite bathroom.

One bedroom with lake view and adjacent private bathroom.







EXTERNAL DETAILS

To the front is a large, private car park that comfortably accommodates 12 vehicles.

To the rear is a large lawned garden with patio area and fruit trees.

THE OPPORTUNITY

Ouse Bridge House is a welcoming, family run, boutique guest house that offers guests welcoming and homely accommodation in an excellent location from which can be enjoyed all the Lake District has to offer and especially the great outdoors.

The current owners have built the business and benefit from many returning guests, excellent reviews and word of mouth recommendations, allowing them to maintain an excellent occupancy rate all year round, whilst finding time for them to enjoy family life in this beautiful corner of the Lake District.

This is an excellent opportunity for a new owner to acquire a well-established business with the opportunity to operate it in its existing guest house format or to operate it as a single self catering holiday let. Planning consent also allows the property to be used as a permanent residential property. Planning consent details available on request.



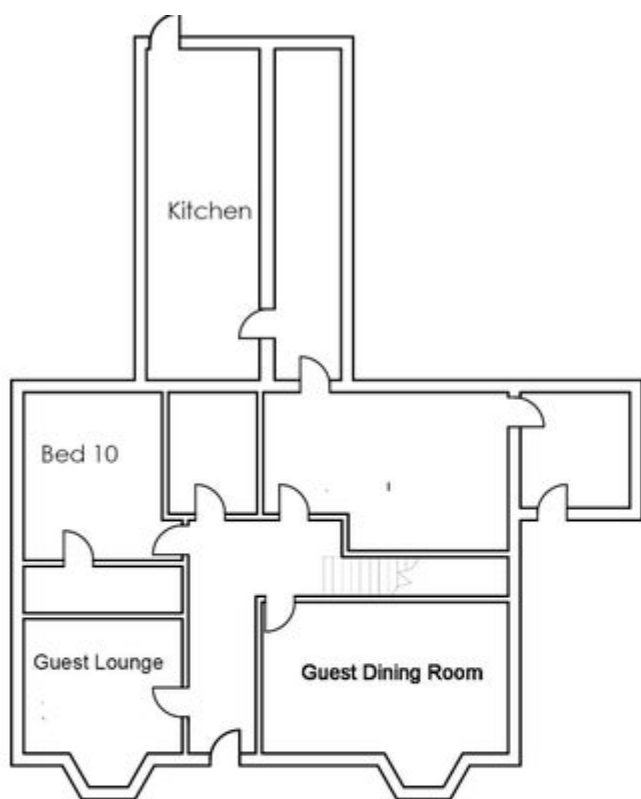
TRADING INFORMATION

The business is currently traded as a bed and breakfast guest house with room rates starting from £99 per night. A premium rate is charged for the larger rooms and those with lake views. The business benefits from regular, repeat bookings, excellent reviews and a large proportion of direct bookings.

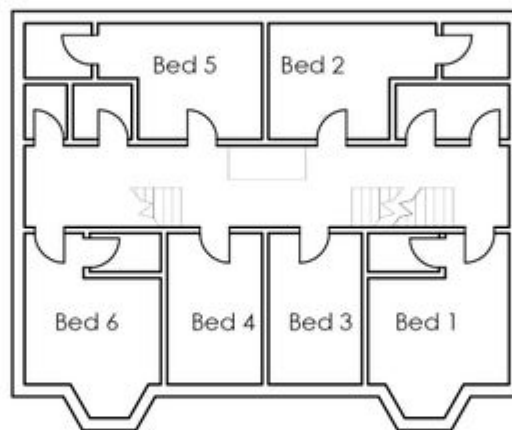
The owners have been granted planning consent, in line with local planning policy, to offer the flexibility that the property could continue to operate as a guest house but with the added flexibility that it could operate as a standalone holiday let or a permanent private residential home. As a holiday let, an owner would be able to target a gross income in excess of £200,000 per annum. More details available on request.



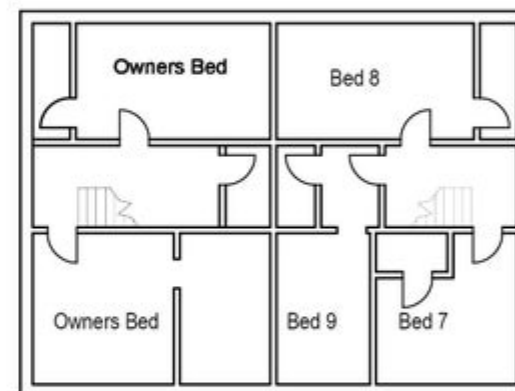




Gound Floor Plan



1st Floor Plan



2nd Floor Plan

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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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