



Hayescastle Road | Distington | Workington | CA14 5YB

Guide Price £575,000



**david britton**  
ESTATES



## Key features

- Superb Lifestyle opportunity - Currently trading as a B&B
- Wonderful 8 bedroom detached home
- 8 Themed ensuite double bedrooms
- Owners accommodation
- Commercial style kitchen
- Contemporary styling throughout
- Central Oak Staircase
- Lovely lawned gardens with terraces to the rear
- Ample off road parking to the front & Double garage
- Accessible location close to Solway Coast & LDNP

## Description

WOW! Incredible Lifestyle Opportunity with 8 Letting rooms and Owners accommodation!

A rare and exciting opportunity has arisen to acquire this stunning B&B, sitting on a large plot, tucked away on the edge of Distington in the western Lake District. The property is in immaculate condition throughout and is ready for those buyers who are looking to take on a successful lifestyle business and make it their own, or simply to create a fantastic family home!

## Directions







# Floor plans

## Little Beck Warren



Approx. Gross Internal Floor Area 4302 sq. ft / 399.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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