



**Hayward  
Tod**

**8 bed Guest House | The Warren | 368 Warwick Road | Carlisle | CA1 2RU**  
**Guide Price £289,000**





Long established 8 bed guest house for sale due to retirement. Prominent location on the A69 between the city centre and M6 motorway. Requiring modernisation the property has significant potential to improve occupancy and return on investment. On site parking. Well placed for the Lakes, Coast and Hadrian's Wall.

#### ACCOMMODATION SUMMARY

Hall and stairs | Guest dining room | Sitting room/owner's bedroom | Small conservatory | Galley kitchen | Large utility room | Double bedroom one with ensuite shower room | Double bedroom two with ensuite shower room | Single bedroom three | Entrance lobby and second stairs | First floor landing | Front double bedroom four with ensuite shower room | Front double bedroom five with ensuite shower room | Shower room | Double bedroom six with ensuite shower room | Double bedroom seven | Single bedroom eight | Gated forecourt | Parking | Covered access to small rear yard | All mains services | EPC rating - pending | Council Tax Band A and the rest of the property is business rated | Freehold

#### APPROXIMATE MILEAGES

M6 J43 0.7 | Central Carlisle - West Coast Mainline Station 1.3 | Solway Coast AONB - Bowness on Solway 14.3 | Hadrian's Wall UNESCO Site - Birdoswald Fort 15.7 | Lake District National Park - Caldbeck 14.5, Pooley Bridge Ullswater 24 | North Pennines AONB - Alston 26.8 | Newcastle International Airport 54.3



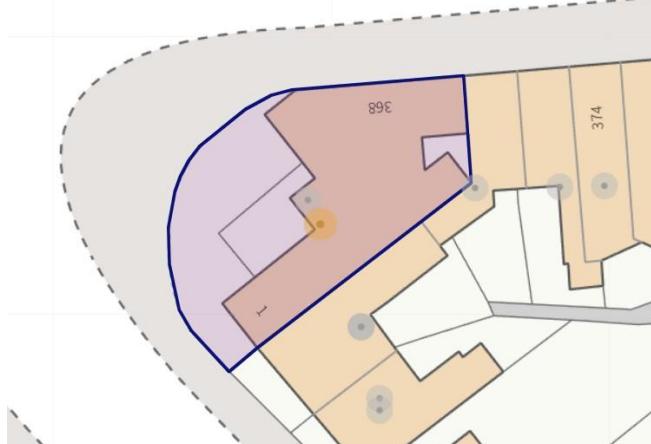
#### WHY WARWICK ROAD?

Main arterial route (A69 Carlisle to Newcastle) from Junction 43 of the M6 motorway to Carlisle City Centre. High visibility location close to shops and Carlisle United Football Ground. Just over a mile to the station which has direct services to London in around 3 hours 20 minutes. Many other direct services including to Glasgow, Edinburgh, Newcastle, Lake District and Manchester (and airport).

Carlisle has a growing café culture and excellent range of pubs, bars, restaurants and food options. Historic castle and cathedral, Tullie Museum and much more.

#### DESCRIPTION

Originally The Star Inn this long running guest house has been in the same ownership for 25 years. Retirement means the property is now for sale and whilst requiring modernisation it does offer potential for growth following an upgrade.





Total area: approx. 268.3 sq. metres (2887.8 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.