



Laurel Bank, Penrith Road, Keswick, CA12 4LJ

Guide Price **£650,000**

PFK

Laurel Bank Penrith Road

The Property:

An immaculately appointed property, offering potential purchasers the opportunity to acquire a fully operational business, with forward bookings – including many regular, repeat bookings and a lifestyle change. The guest house accommodation is arranged over three floors, with an ideal layout of private owners accommodation towards the rear. With a lovely traditional entrance hallway, guest dining room, ground floor guest room, kitchen/dining room leading into the owners living room with side access to the rear. There are five well presented en-suite guest rooms over the first and second floors along with a good sized, triple aspect owners bedroom and bathroom. This superb business has undergone considerable improvements and upgrading, with the added benefit of owners parking with EV point, garage and six guest parking spaces.

- **Commercial EPC rating: C**
- **5 En-suite letting rooms**
- **Tenure: Freehold**
- **Spacious owners accommodation**
- **Ample offroad parking and garage**
- **Council Tax: Band A**
- **Lakeland fells views, particularly Latrigg**





Laurel Bank Penrith Road

Location & directions:

Situated on the eastern end of the town, a short walk from Keswick town centre and therefore ideally located for access to the excellent local amenities on offer, including a wide variety of shops, restaurants and tea rooms, a leisure centre and museum as well as the renowned Theatre by the Lake.

Directions

The property can easily be located using postcode CA12 4LJ or can otherwise be found using what3words location
[///seagulls.acre.advising](https://www.what3words.com////seagulls.acre.advising)



ACCOMMODATION

Entrance Porch

Stained glass door into:-

Entrance Hallway

24' 1" x 6' 0" (7.34m x 1.82m)

Stairs to first floor, telephone point, fibre broadband router, understairs cupboard and a radiator.

Dining Room

12' 11" x 11' 11" (3.94m x 3.62m)

Large bay window to front aspect, feature fireplace with electric stove and two radiators.

Guest Bedroom 5

10' 4" x 8' 7" (3.14m x 2.62m)

Double bedroom with window to rear aspect and a radiator.

En-Suite - Bedroom 5

2' 4" x 6' 3" (0.71m x 1.91m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Kitchen

14' 1" x 14' 0" (4.29m x 4.26m)

Large bay window to side aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, eyelevel oven, warming drawer and two microwaves, stainless steel sink and drainer with mixer tap, space for large fridge freezer, space for washing machine and dishwasher, island with base units and worktop, door to side aspect, space for a dining table and a radiator.

WC

2' 9" x 4' 0" (0.84m x 1.21m)

WC.



Owners Living Room

15' 1" x 12' 10" (4.59m x 3.92m)

Dual aspect windows to rear and side, feature electric fire (available by separate negotiation), two radiators and patio doors to rear yard.

FIRST FLOOR

Half Landing

3' 4" x 5' 10" (1.01m x 1.79m)

Door to owners accommodation.

Inner Hallway/Storage Room

13' 6" x 3' 0" (4.11m x 0.91m)

Window to side aspect, shelving and a radiator.

Owners Bathroom

7' 9" x 6' 2" (2.36m x 1.87m)

Window to side aspect, bath, WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Owners Bedroom

18' 1" x 10' 10" (5.51m x 3.29m)

Dual aspect windows to side and rear with Lakeland fell views, built in wardrobes, fitted shelving and a radiator.

Landing

8' 9" x 5' 10" (2.66m x 1.77m)

Stairs to second floor.

Guest Bedroom 1

13' 0" x 9' 11" (3.96m x 3.02m)

Double bedroom with window to rear aspect with views of Latrigg and a radiator.

En-Suite - Bedroom 1

3' 11" x 5' 9" (1.20m x 1.76m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.



Guest Bedroom 2

12' 10" x 11' 6" (3.92m x 3.51m)

A large room with bay window to front aspect, window to side aspect with views towards Grisedale Pike and a radiator.

En-Suite - Bedroom 2

8' 3" x 3' 7" (2.52m x 1.10m)

WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

SECOND FLOOR

Half Landing

Window to rear aspect with radiator and enjoying views towards Latrigg.

Landing

6' 1" x 3' 0" (1.86m x 0.92m)

Guest Bedroom 3

10' 4" x 10' 0" (3.16m x 3.04m)

Double bedroom with window to rear aspect with views of Latrigg and a radiator.

En-Suite - Bedroom 3

2' 5" x 6' 2" (0.74m x 1.89m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 4

12' 10" x 15' 3" (3.91m x 4.64m)

Dual aspect windows to front and side aspect with views towards Grisedale Pike and two radiators.

En-Suite - Bedroom 4

9' 11" x 2' 6" (3.03m x 0.75m)

Window to side aspect, WC, wash hand basin set in vanity unit, walk in shower cubicle with mains shower and a heated towel rail.





EXTERNALLY

Garden

To the front is a traditional low slate stone wall, planted with flowers and then shillied alongside the path for ease of maintenance. Side vehicle access leads to the owners parking immediately at the rear of the property, alongside the detached single garage. The side driveway has walled and potted shrubs and a designated seating area. Behind the garage, at the very rear of the plot, are six ample guest parking spaces all with the wonderful backdrop of Latrigg.

GARAGE

7 Parking Spaces

Up and over door with deadlock, UPVC double glazed windows and side access door. Currently used for owners storage and alongside an owners parking area and six guest fully tarmacked marked parking spaces.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1879 ft²

174.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ADDITIONAL INFORMATION

Services

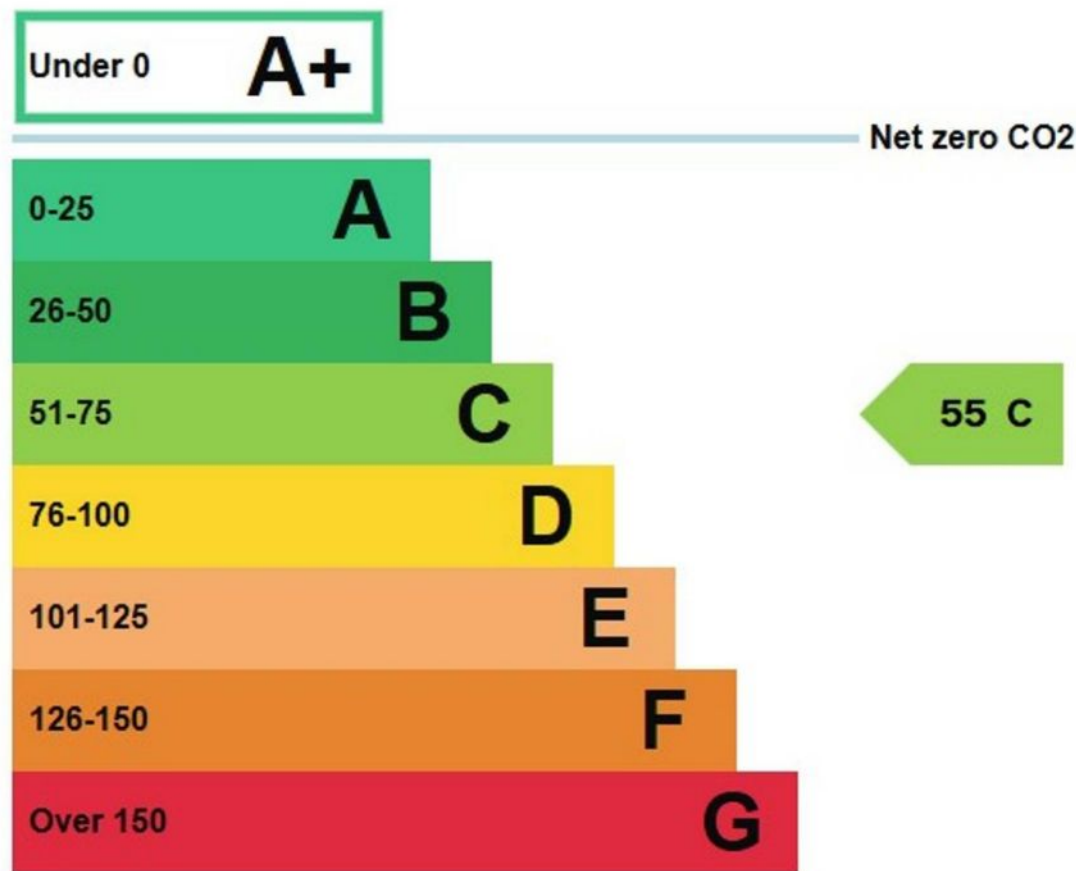
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout, high speed fibre to the property, CCTV on car parks and front door. Boiler room with enclosed pressurised water system with oversize tank ensuring plenty of hot water throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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