



**Lakes End Guesthouse**  
Newby Bridge, Cumbria, LA12 8ND  
Guide Price: £695,000

**COMMERCIAL**

**MATTHEWS  
BENJAMIN**



# LAKES END GUESTHOUSE

NEWBY BRIDGE, CUMBRIA

An excellent opportunity to purchase a beautiful semi-detached 6 bedroomed guesthouse, currently configured by the current owners to give 5 letting bedrooms and the 6<sup>th</sup> bedroom being within the owners accommodation, plus a good sized versatile basement offering potential for an additional bedroom, gym or games room.

As you step through the expansive entrance hall you are immediately welcomed by a warm inviting atmosphere, setting the tone for the entire residence. The owners accommodation includes, dining kitchen, living room, bedroom with balcony and ensuite bathroom.

Moving into the letting side of the property, you have the residents dining room and bedroom 5 on the ground floor. Then moving up to the first floor you'll discover the remainder of the beautifully appointed bedrooms, all with ensembles, and the landing offering 2 shelved linen cupboards

This property is more than just a guesthouse, it also has the opportunity to be a stunning main residence in a sought-after location, subject to planning permissions. The furnishing from the guesthouse will be included in the sale with exception of a few personal items.





## Accommodation

### Entrance Hall

Fire-regulated reception hall with smoke detectors and stairs leading up to first floor landing.

### Dining Room

A spacious dining room with featured fireplace, fitted wall cupboard and oak finish tables and chairs.



### Basement

Utilised as a former bedroom including built in cupboard and ensuite shower room.

### Ensuite Shower Room

Fully tiled ensuite shower room comprising walk in shower, vanity unit with wash basin and WC. The shower room is finished with a towel radiator and extractor fan.

### Letting Bedroom 5

An ensuite double bedroom providing plenty of light throughout overlooking the gardens. The bedroom also offers built in cupboards ensuring great additional storage space.



### Ensuite Shower Room

Fully tiled ensuite shower room comprising walk in shower, wash basin and WC. The shower room is finished with a towel radiator and extractor fan.



### Current Owners' Accommodation

#### Dining Kitchen

A large dining kitchen plus extended living area by the current owners with fabulous patio doors leading to outside gardens. The kitchen is fitted with wooden wall and base units, fitted shelving and Rangemaster cooker with extractor over. The dining area includes dining table and chairs, plus a large convenient log burner for the colder nights.



#### Utility

A great additional space for storage with fitted shelving, plumbing for washing machine and tumble dryer and the added benefit of a separate WC with washbasin.

#### Living Room

A splendid family living area benefitting from a corner coal effect fireplace with access to rear and stairs leading up to the owners bedroom on the first floor.



## First Floor

### Owners' Bedroom

A spacious ensuite bedroom with a beautiful Juliet balcony overlooking the pleasant gardens, plus a built in wardrobe and a separate built in shelved storage cupboard.



### Ensuite Bathroom

Fully tiled ensuite bathroom comprising of bath with shower over, washbasin and WC. Finished with a towel radiator and extractor fan.

Stairs from main entrance hall to first floor

### Landing

2 Shelled linen cupboards, one with access to the loft space and the second cupboard housing the hot water cylinder.

### Letting Bedroom 1

An ensuite double bedroom with fitted wardrobe and desk, plus window to the front aspect.

### Ensuite Shower Room

Fully tiled ensuite shower room comprising walk in shower, wash basin and WC. The shower room is finished with a towel radiator and extractor fan.

### Letting Bedroom 2

An ensuite double bedroom with fitted draws, plus window to the front aspect.

### Ensuite Shower Room

Fully tiled ensuite shower room comprising walk in shower, wash basin and WC. The shower room is finished with a towel radiator and extractor fan.

### Letting Bedroom 3

An ensuite twin bedroom including 1 double bed and 1 single bed, with built in wardrobes and cupboards, plus window to the rear aspect.

### Ensuite Bathroom

Fully tiled ensuite bathroom comprising of bath with shower over, washbasin and WC. Finished with a towel radiator and extractor fan.

### Letting Bedroom 4

An ensuite double bedroom with window to the rear aspect.

### Ensuite Shower Room

Fully tiled ensuite shower room comprising walk in shower, wash basin and WC. The shower room is finished with a towel radiator and extractor fan.





## Outside

Outside the property benefits from ample off road parking as you come up the driveway. A small, graveled seating area before you enter the property, following onto a larger patio area accessed from the extended dining kitchen via the patio doors, perfect for entertaining and family gatherings. The garden continues up to generous lawn areas with one section including a kids play area, and a useful caravan with electric and water. Moving along you find an additional area with an outdoor shed plus a separate woodshed.

As you leave the gardens to the rear, adjacent to the property is the single garage, perfect for storage needs and the joint septic tank is placed in the neighbours garden.

## Tenure

Freehold.

## Services

Mains water and electricity. Oil fired central heating. Joint septic tank in neighbours garden.

## Council Tax for Owners Accommodation

Westmorland and Furness Council – band B

## Business Rates

Rateable value of £4,200 with the amount payable of £2,058 for 2024/25. Small business relief may apply.

## Internet Speed

Superfast speed of 58 Mbps download and for uploading 10 Mbps available as per Ofcom website.

## Directions

From the M6 (J36) travel towards Kendal and the South Lakes. Leave the dual carriageway and travel towards Barrow along the A590. At the roundabout at Newby Bridge take the first exit leading towards Barrow/Ulverston and take the next left turn to up the driveway to Lakes End Guesthouse.

## What3Words

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## Location

Ideally located set back from the A590 at Newby Bridge, Lakes End has excellent road access from the M6 and is well placed for venturing into the whole of the Lake District National Park. As well as an excellent position for business Newby Bridge is a pleasant place to live and work with beautiful scenery on the doorstep and a wide range of amenities within easy reach.

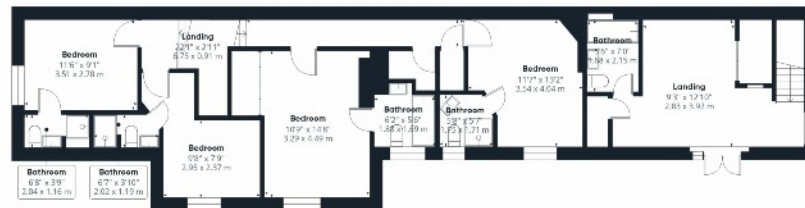
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

2586 ft<sup>2</sup>  
240 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.