

# The Coach House

Kirkstone Foot, Ambleside, LA22 9EH



## For Sale



- Self-catering holiday apartments, delightfully situated in Ambleside
- 6 x 1 bedroom and 1 x 2 bedrooms self-contained holiday letting apartments
- Ideal for owner occupation or as a standalone investment operated remotely
- Ideal investment or for owner occupier management
- £76,420 net T/O from 6 apartments on relaxed trading

**Offers around  
£1,350,000 - Freehold**

Viewing is strictly by appointment through Colliers

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# The Coach House, Ambleside



Standing at the foot of Kirkstone Pass in the peaceful ground of the Old Manor House, The Coach House, as the name suggests, was originally the stables and coach house to the Manor House and part of it probably dates back to the 18th Century. The property was relatively recently re-configured for the increasingly popular self-catering holiday market in such a way as to be easily operated at arms length as a profitable investment or for an owner to take on one of the apartment as their own home and operate as a “live in” investment. With a total of seven apartments, six of which are one bedroom and one, a two bedroom, there is also plenty of parking with each apartment having its own designated area, which is a great advantage in this busy and much sought after village.

Located in the village of Ambleside in the heart of The Lake District National Park, The Coach House is ideal accommodation for visitors looking for explore the Lake District. The village’s many pubs and restaurants are only a short walk away and so are many local walks, while the backdrop of the wonderful Lakeland fells, beckons for those looking for a greater challenge. The most northern end of lake Windermere is only at the other end of the village at Waterhead with

connections to Bowness and Lakeside, while the village of Grasmere – the home for so many years of William Wordsworth is only a short drive away making The Coach House a really ideal location to enjoy the whole of the Lake District National Park.

The present owners acquired The Coach House in 2001 and immediately set about a complete refurbishment and reconfiguration of the property to make all six, one-bedroom apartments and the two-bedroom apartment a lot more user-friendly for the self-catering holiday market. They have steadfastly continued upgrading the apartments throughout their ownership, so they have modern décor and soft furnishings. The owners have operated The Coach House on a very relaxed trading basis so there is much growth potential for a new owner. Having enjoyed owning The Coach House for almost all of the 21st Century to date, the owners are now looking to retire.

## The Property

Of rendered construction and under a pitched slate roof the accommodation is laid out on ground, first and second floors.



# The Coach House, Ambleside



Cartmel



Cartmel



Kentmere



Kentmere

# The Coach House, Ambleside

## The Apartments

There are 6, one-bedroom self-catering holiday apartments arranged over the ground and first floors. Each sleeps two and is named after a local feature – Cartmel, Duddon, Fairfield, Wansfell, Hardnott and Kentmere.

Each apartment comprises of living room with kitchen area, having a range of modern fitted units and appliances. Fully tiled shower room and double bedroom with fitted wardrobes. Wansfell has a bathroom rather than a shower room.

Additionally, there is one, larger apartment on the second floor – High Spy – which sleeps four and comprises of hallway with boiler cupboard. Lovely lounge with two feature “Juliette” balconies with wonderful views and feature beams. Kitchen with a range of modern fitted units and appliances. Double bedroom and twin bedroom with fitted units and wardrobes. Shower room and bathroom.

## Outside

There is ample parking for all seven apartments as well as a bin storage area and laundry room.

## Services

Westmorland and Furness District Council at Kendal (0300 3733300).

Mains water, drainage, electricity and gas.

Gas-fired central heating. Double glazing.

## Website

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## Trade

The Trading and Profit and Loss Accounts from the owners for the last 3 years to March 2025 show an average turnover of £76,420 and average profits of £29,490. These figures include letting agents’ fees but exclude finance costs and depreciation.

Please note that these accounts reflect the owners’ preference for a relaxed lifestyle for the letting of six apartments only. Should a new owner let all seven apartments and increase marketing, then these figures can be significantly improved upon.

## Price

Offers around £1.35m are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items and trading stock.

## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



Duddon



Duddon

# The Coach House, Ambleside



High Spy



High Spy

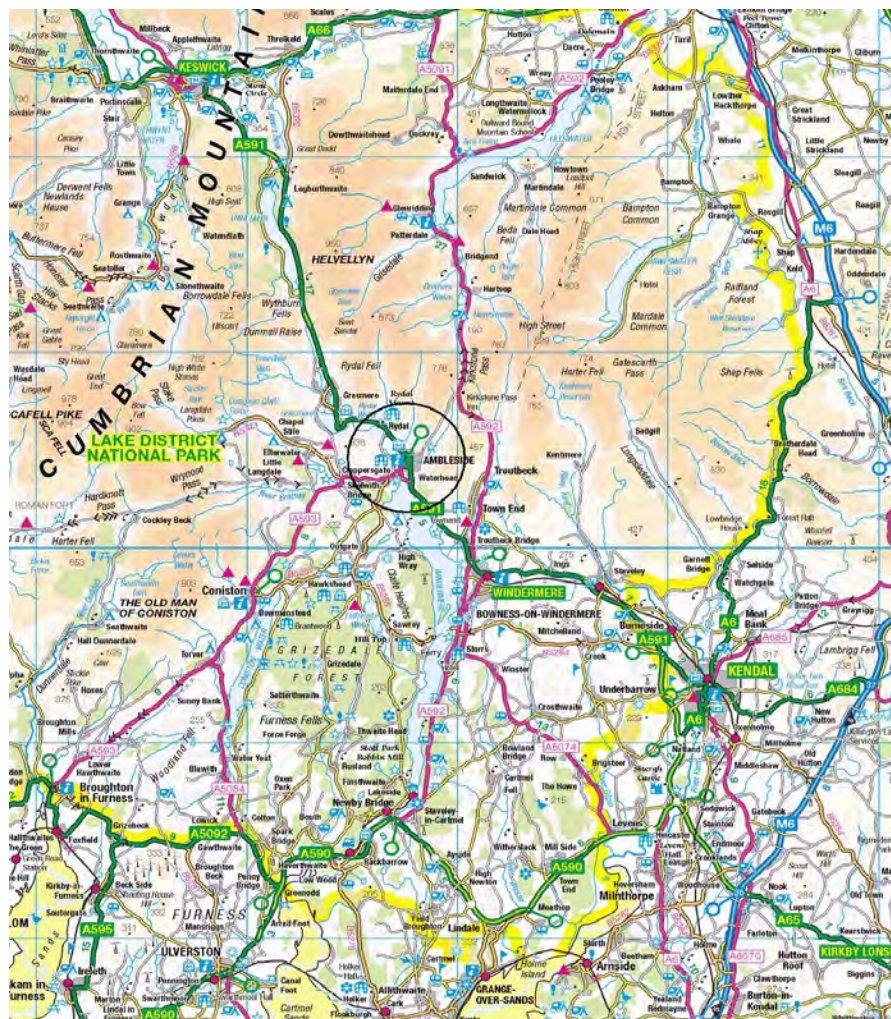


High Spy



High Spy

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## Energy Performance Certificates (EPC)

Ratings - C-D. Certificates can be provided upon request.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## For further information, contact:



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