

HOUSECLUB
ESTATE AGENCY

Ashley Hotel Marine Road East, Morecambe, Lancs, LA4 5AH

Offers over £425,000









Inside The Property

Entered via a bright and welcoming Entrance Hall, this incredible B&B offers purchasers the opportunity to run a thriving and well established business in the heart of the iconic Morecambe Bay coastline. Offering 11 ensuite guest Bedrooms, and 4 owner Bedrooms, this stunning property offers everything and more. With a large open plan Reception Dining Room located on the ground floor, as well as a handy hotel Kitchen, two owner Bedrooms and a handy Bathroom.

To the Lower Ground Floor, a large open plan Kitchen Diner is the property owners private kitchen. A Living Room provides the perfect space for relaxing after a busy day. A further two Bedrooms can be found with a handy WC completing this floor.

To the First Floor, four luxurious Bedrooms can be found with a range of exquisite Showers and relaxing Bathrooms. To the Second and Third Floor, a further 7 incredible Bedrooms can be found, again benefiting from a range of Shower and Bathrooms ensuites, perfect for relaxing after a busy day of exploring. The rooms to the front of this incredible property benefit from some of the finest views around, showcasing uninterupted views across Morecambe Bay and the sprawling Lake District hills. This property is ideally placed for holiday makers looking to access to the Lakes and the Yorkshire Dales.

This stunning property offers purchasers the opportunity to buy a lifestyle business in a thriving yet relaxing beauty spot, on the North West coast of England.

Let's Take A Closer Look At The Area

Located in the vibrant seaside town of Morecambe, this busy community caters for all. With the breath-taking Morecambe Promenade on its doorstep, enjoy countless hours walking the coastline soaking up the spectacular scenery surrounding this remarkable property. Situated in a highly accessible area with the M6 bay gateway less than a 10 minute driveway away, bus stops within easy walking distance providing access in around area as well as further a field, and the Lake District and Yorkshire Dales National Park an approximate 40 minute drive away. For those with a family seeking excellent local schooling, this property is within the catchment area for both Lancaster boys and girls grammar schools. This incredible business caters for all.

Let's Step Outside

To the front of the property, a courtyard garden can be found, providing excellent space to sit out on a warm summers evenings and enjoy the incredible sunsets. To the rear, a small yard provides access to the rear of the property where private parking can be found for at least 3 cars, yet with careful consideration, parking for 6 can be achieved.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA746748.

Please note: The property benefits from approved planning permission to convert the property in holiday lets, as well as change use, to convert the property back into one main dwelling. For more information, please contact our office for details.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Additional information.

As well as it’s current ‘Hotel/Guest House’ (C1) category the property has active planning permission for conversion to ‘holiday let (Sui Generis)’ and to ‘residential dwelling’ (C3).

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





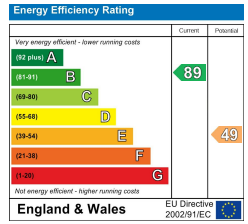





church



Total Area: 387.0 m² ... 4166 ft²



HOUSECLUB
ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub



HOUSECLUB ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk