

Maple Bank

Braithwaite, Keswick, CA12 5RY



For Sale



- Imposing double fronted detached Lakeland guest house
- Superbly located with glorious views and really large gardens
- 7 individually styled en suite bedrooms and new guest lounge
- Spacious 1 bedroom ground floor apartment for owners
- Recent PP now allows alternate use as a principal family home
- £162,548 Net T/O with solid profits on B&B only

£799,500 - Freehold

Viewing is strictly by appointment through Colliers

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This is a very unique opportunity to purchase a fabulous Edwardian Lakeland stone house with large gardens to the front and rear, sun terrace and spacious off-road private parking.

This attractive, double fronted Edwardian property was built in 1907 by the Dunlops, a prosperous family in the textile trade in Manchester, for their son who was a vicar, to use as his holiday home and to which he eventually retired. The property remained in the family until the late 1930s and during the war was used as a children's home for evacuees from Newcastle, before becoming a guest house. This delightful property with many period features oozes charm and character and is set on the fringe of the village with glorious views across to Skiddaw, Latrigg and beyond. If you are looking for a charming, classic Lakeland House, then this is definitely a must view.



Maple Bank lies on the fringe of the village of Braithwaite, only five minutes' drive from Keswick, often referred to as "The Queen of The Lakes". Enjoying a glorious position on the banks of Derwentwater, the town is ringed by a glorious vista of Lakeland fells and also lies at the entrance to Borrowdale, considered to be England's most beautiful valley. The area is not only enormously popular with walkers who come to enjoy its varied walks on high and low level, but also to the many gatherings and festivals including the 3-week religious festival, Beer Festival, Literary, Keswick Mountain Festival and Cinema Festivals as well as the renowned Theatre by The Lake. Braithwaite also lies at the foot of Whinlatter Forest with its many cycle trails and footpaths, while further on is the lovely Lorton Valley and the charming lakes of

Buttermere, Crummock and Loweswater.

The present owner acquired Maple Bank in 2018, being drawn to it by its glorious location and superb views. During her ownership, she has carefully upgraded Maple Bank, refurbishing the fire alarm system with a new fire panel with all automatic detectors replaced, upgrading the electrics as well as refurbishing all 7 of the en-suite bathrooms and the house bathroom, replacing the front and back doors and the kitchen extension roof, and all rooms are now double glazed throughout. Hand in hand with these major improvements, have been extensive re-carpeting, redecoration and new soft furnishings. This comprehensive upgrade has seen turnover double during her ownership so that the business not only has a solid turnover - and is now trading across 12 months of the year - but has a good return trade and profitability.

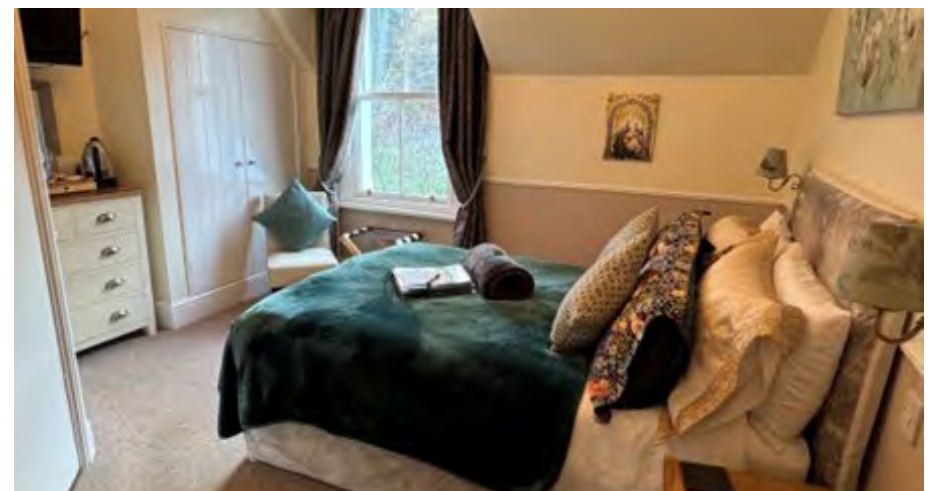
The Property

Maple Bank is a delightful Edwardian double fronted detached property built in traditional local stone and under a pitched slate roof. The accommodation is laid out on three floors.

Public Areas

Vestibule. Reception hall with tiled floor. Newly carpeted dining room laid out to easily seat 14 with feature bay window and cornice moulding. Serving hatch and through cupboard. There is a lovely bay windowed lounge to the front with picturesque views and which can easily be incorporated into the owners' apartment if desired.

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Letting Bedrooms

7 Letting Bedrooms to sleep 14 – all of which are double/twin rooms and all have en suite shower rooms.

There is an additional single bedroom which can be let separately with the house bathroom if desired. All letting bedrooms have central heating radiator, smart TV, hairdryer and tea and coffee making facilities.

Owner's Accommodation

The owner's accommodation is very flexible and has the unique benefit of a particularly comfortable, newly carpeted, self-contained apartment comprising of a bedroom with new French doors to the private, newly-fenced patio, lounge and refurbished shower room. Additionally, if desired, the residents lounge can be incorporated to make a much larger apartment or retain to give a "granny flat" if preferred. Or it could be a cinema/TV room and a separate sturdy/office with a downstairs bathroom with WC, sink and walk-in shower.

Service Areas

The Kitchen is L-shaped and having a range of fitted units, 4-under counter commercial fridges, a large 5-burner gas/electric cooker, 2 dishwashers, 1 tall free-standing freezer and 1 owners under counter fridge, and updated LED lighting. Rear hallway and under stair store. Linen store with 3 freezers, 2 washing machines, and a tumble dryer.

Outside

The rear garden has been redesigned over the last few years and includes tree sets of steps to the top village lane, a substantial garden shed for storage and beautiful terrace with pond. The current rear car park (gravel) has space for a further 5 cars so it has plenty of room for a potential garage to be built, subject to PP, whilst still leaving room for private off-road parking for 2 vehicles at the front of the house. You could also add a conservatory to the rear, again, subject to PP. Shared access for driveway with next door cottage.

Services

Cumberland Council at Workington (01900) 326333.

Mains water, drainage, electricity and gas. Double glazed throughout. Gas-fired central heating.

Website

www.maplebank.co.uk

Planning

Recent approved PP means this property can now be bought as a family home – as a principal home. Currently used as a B&B with 7 letting room plus 2 bed, 2 bathroom owners; accommodation. The house has had some intensive upgrades throughout the last few years, resulting in an EPC rating of B. This includes double glazing throughout, new boiler, Superior Rointe radiators on the ground floor. Upgraded fuse boards and fire alarm. New en suite bathrooms and re-carpeted throughout.

Trade

Draft accounts from the owners' Chartered Accountants in the form of a Trading and Profit and Loss Account show trading profits of £29,886 (before finance costs and depreciation) on (Flat Rate VAT registered) takings of £162,548 for the year ended 31 March 2025.

Price

Offers invited at £799,500 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

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Guest Lounge



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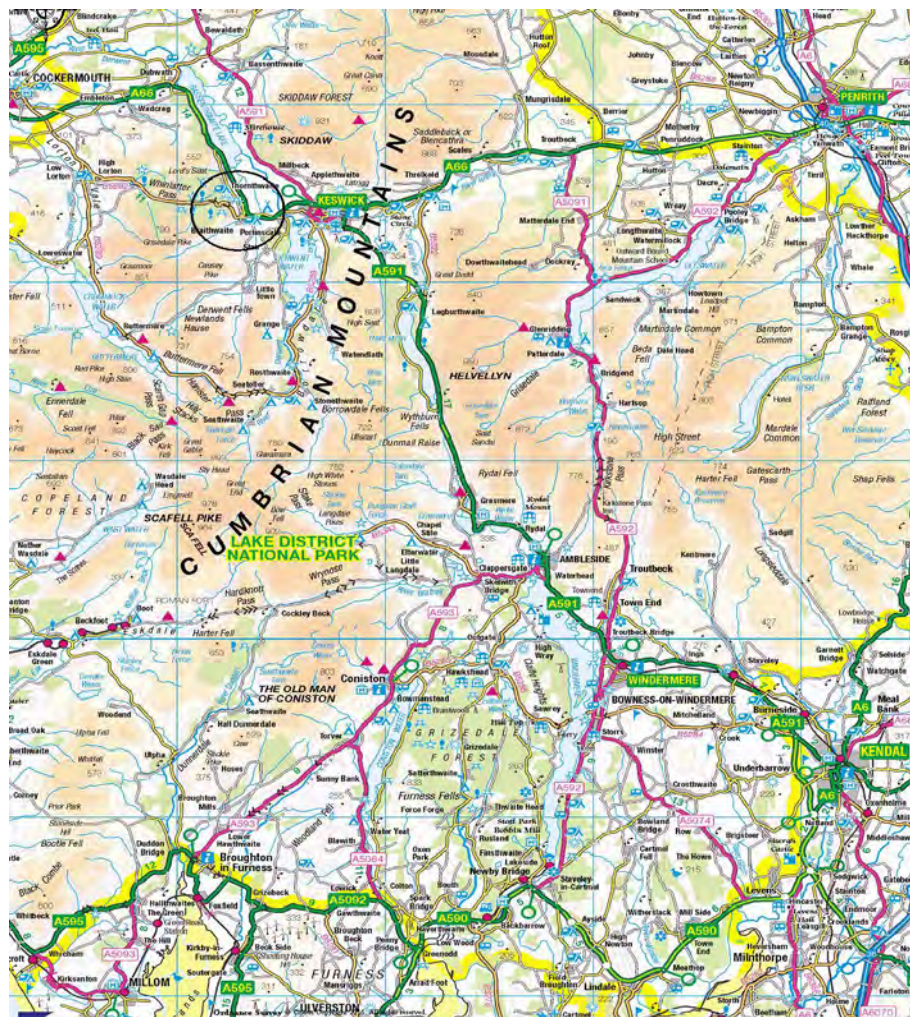
Owners' Accommodation



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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.

To View

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

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.

Directions

Travelling west on the A66, continue along this road, not taking the first turning into Braithwaite but continuing until you see Braithwaite Institute on the right. Take the left-hand signposted turn to Thornthwaite and Maple Bank will be seen approximately 50 yards down this road on the left.

For further information, contact:



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