



HillCrest 22
The Heads | Keswick | Lake District National Park | CA12 5ER

HILLCREST22



A Rare lifestyle and hospitality opportunity in one of the Lake District's most iconic settings.

HillCrest22 is a family run guesthouse in Keswick. With its eight en-suite rooms, and separate manager accommodation, it provides a haven for relaxation in the heart of the Lake District. With panoramic uninterrupted views over Derwentwater to the head of Borrowdale, HillCrest22 is ideally situated, with 22 of the 'Wainwright's fells' visible from the guesthouse. The size, layout and versatility of the accommodation mean the property would also make a superb family home.



ACCOMMODATION

Positioned in the prestigious area 'The Heads' in Keswick, HillCrest22 is an exceptional Victorian guesthouse that effortlessly blends heritage, contemporary Scandinavian-inspired design, and commercial opportunity. Originally constructed in 1887 by the then Lord of the Manor, Reginald Dykes Marshall, the property has been sympathetically transformed into one of Keswick's most stylish and highly regarded guesthouses.

Behind the handsome period façade lies an interior carefully curated by an acclaimed Danish architectural practice. Traditional craftsmanship and original Victorian character have been thoughtfully combined with clean contemporary styling, natural materials, and premium finishes throughout.

Currently operating as a successful and well-established hospitality business, HillCrest22 presents a rare opportunity to acquire an award-worthy lifestyle property in arguably one of the finest positions within the Lake District National Park.

Accommodation

Entrance & Reception Areas

A traditional entrance porch immediately sets the tone, featuring striking Victorian geometric tiled flooring and beautiful stained-glass windows. Beyond, the welcoming reception hall showcases one of the property's defining design features — an impressive glass wall and bespoke glazed doors which allow natural light to flow effortlessly through the building while subtly separating the dining and reception spaces.

Throughout the property there is a remarkable cohesion between old and new. Original features sit comfortably alongside Scandinavian influences, creating interiors that feel both luxurious and understated.

Dining Room

Positioned at the front of the property, the dining room enjoys an elevated bay window with spectacular panoramic views across the parkland towards Cat Bells and the surrounding Lakeland fells.

This elegant space combines warmth and sophistication, centred around a modern log-burning stove set within a beautiful marble fireplace. A second decorative fireplace enhances the symmetry and character of the room, while decorative chandeliers add refinement and atmosphere.

Particularly noteworthy is the flooring — solid Dinesen Douglas Fir laid in single continuous lengths, creating an exceptional sense of quality and craftsmanship. Underfloor heating provides additional comfort beneath.

Kitchen & Service Areas

A glazed door leads into the kitchen, where minimalist Scandinavian styling meets practical commercial functionality. Stainless steel worktops and cabinetry provide generous preparation space and durability, while maintaining the clean architectural aesthetic seen throughout the property.

The kitchen is centred around an impressive double-width Rangemaster featuring:

- * Five induction hobs
- * Twin ovens
- * Separate grill
- * Warming drawer

To the rear sits a substantial pantry and washing-up area fitted with a commercial-grade dishwasher, large stainless-steel sink, and industrial rinse head. Beautiful slate flooring offers both practicality and a premium finish, while a large sash window fills the space with natural light and overlooks the rear courtyard. Underfloor heating continues throughout.

Ground Floor Facilities

Further along the rear corridor is a guest bathroom complete with bath and shower over, ideal for walkers returning from the surrounding fells. Beyond this is a generous laundry and drying room, perfectly suited for outdoor equipment, walking boots, and cycling gear.

This area also benefits from:

- * Additional WC
- * Three substantial storage cupboards
- * External access to the rear courtyard

Lower Ground Floor

HillCrest22 benefits from a highly versatile lower ground floor level, accessed internally from the main hall but also benefitting from its own independent external entrance.

Currently arranged as an office and conference suite, this flexible space offers excellent potential for private meetings, wellness uses, events, or additional commercial income streams.













Guest Accommodation

The upper floors provide eight beautifully appointed double guest bedrooms, each with its own luxurious en-suite bathroom.

The front-facing rooms are truly exceptional, commanding uninterrupted panoramic views across Derwentwater and towards some of the Lake District's most iconic fells, including Cat Bells, Grisedale Pike and Walla Crag. The elevated position means the outlook only improves further on the upper levels.

Every bedroom has been individually crafted using bespoke joinery by local craftsmen, with interiors designed around natural textures, calming pastel tones, and high-quality materials. Larch flooring, high ceilings, and original coving combine to create peaceful and refined spaces.

The en-suite bathrooms are finished to an exceptional standard, featuring:

- * Carrara marble tiling
- * Underfloor heating
- * Heated shower tray areas
- * Recessed frameless glass shower screens
- * Whole-house ventilation system for moisture control without noisy extractor fans

The overall finish throughout the accommodation is of a standard rarely seen within the guesthouse market.







THE SELF-CONTAINED APARTMENT

To the rear of the property is a superb one-bedroom self-contained apartment, ideal as manager's accommodation or an additional income-producing holiday let.

Designed in an upside-down configuration, the apartment provides:

Ground Floor

- * Double bedroom
- * Contemporary shower room with slate tiling

First Floor

- * Open-plan kitchen, dining and living area
- * Log-burning stove
- * Vaulted ceilings with Velux rooflights
- * Large pantry/storage room

The apartment benefits from:

- * Underfloor heating throughout
- * Independent combi boiler

OUTSIDE

Externally, HillCrest22 enjoys beautifully landscaped south-facing gardens bordered by traditional slate walls and pathways.

A stone patio provides the ideal setting for alfresco dining while enjoying evening sunshine and the spectacular surrounding scenery. Locally crafted wrought iron railings frame both the front and rear of the property, reinforcing the quality and character found throughout.

To the rear is a private courtyard and parking area suitable for approximately three vehicles.











LOCATION

The Heads, Keswick

HillCrest22 occupies one of Keswick's most desirable and peaceful positions. The Heads is renowned for its elevated outlook, tranquillity, and immediate access to the natural beauty that defines the Lake District National Park.

Despite being only a short and pleasant walk from Keswick town centre, the setting feels remarkably private and immersed in nature. From the principal rooms, the outlook is almost entirely uninterrupted greenery, mature trees, Lakeland fells, and Derwentwater itself. In fact, only two buildings are visible from many of the windows — the Theatre by the Lake and a distant farmhouse — preserving an exceptionally natural and unspoilt panorama rarely found so close to town amenities.

Keswick itself remains one of the Lake District's most vibrant and sought-after towns, offering an excellent range of independent shops, cafés, restaurants, pubs, galleries and outdoor facilities. The area is internationally renowned for walking, cycling, climbing and water sports, with direct access to some of the region's most famous Wainwrights and landscapes straight from the doorstep.

This is a location that delivers both peace and convenience in equal measure.

THE BUSINESS

HillCrest22 was acquired by the current owners in 2010, with an extensive back-to-brick renovation undertaken over the following three years.

The scale of works included:

- * Complete rewiring
- * New plumbing systems
- * New plasterwork
- * Replacement windows
- * Full interior redesign

The business officially opened in 2013 and has since established itself as a highly regarded and successful family-run guesthouse with a loyal customer base and strong reputation.

Further business information is available upon request to genuinely interested parties.

- * Exceptional Victorian guesthouse dating back to 1887
- * Eight luxurious en-suite guest bedrooms with panoramic views across Derwentwater and the surrounding Lakeland fells
- * Prime Keswick position on The Heads, offering peaceful surroundings just a short walk from the town centre
- * Stylish Scandinavian-inspired interiors blending original character features with high-end contemporary finishes throughout
- * Versatile lower ground floor with independent access, ideal as office, conference, wellness or additional commercial space
- * Self-contained one-bedroom apartment with underfloor heating, perfect for owner accommodation or additional holiday let income

GENERAL REMARKS AND INFORMATION



Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: D

Services: Hillcrest22 is served by mains electricity, water, gas & sewage.

Broadband is available with advertised speeds up to 30Mbps

Council Tax: The property is currently on business rates of £14,760 but qualifies for small business relief.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://instagram.com/fineandcountrycumbria)

Referrals: Fine & Country work with preferred providers for the delivery of 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, Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

Hillcrest

Approximate Gross Internal Area
3434 sq ft - 319 sq m



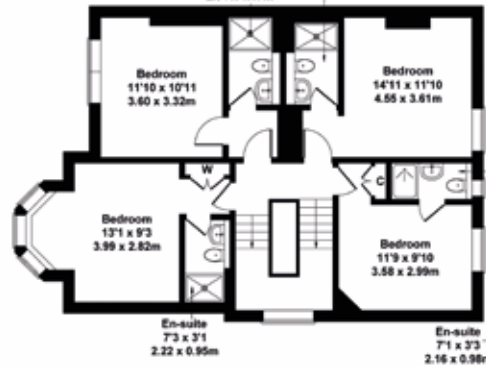
MEETING ROOM



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

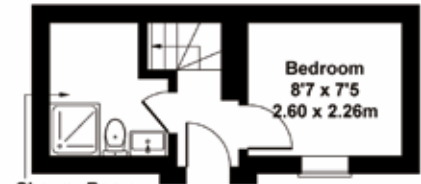
Not to Scale. Produced by The Plan Portal 2026
For illustrative purposes only.

Hillcrest

Approximate Gross Internal Area
321 sq ft - 29.9 sq m



FIRST FLOOR



Shower Room
7'1 x 6'8
2.17 x 2.03m

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For illustrative purposes only.

Hillcrest



Self-contained accommodation





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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