



Lismore Guest House, 28 Wellington Row, Whitehaven, CA28 7HE

Guide Price **£425,000**

PFK

Lismore Guest House

The Property:

Occupying an enviable position on the very edge of Whitehaven's picturesque town centre, this elegant Georgian property enjoys far reaching views across the marina and towards the Irish Sea. Currently operating as an exceptionally successful guest house with an outstanding 9.6/10 Booking.com rating, this is a rare opportunity to acquire a thriving lifestyle business in one of west Cumbria's most sought after coastal locations. Beautifully presented throughout, the property has been thoughtfully upgraded by the current owners and offers truly turnkey accommodation with six stylish ensuite guest bedrooms, ranging from single rooms to spacious doubles and family suites, arranged across both the ground and first floors. A stunning dining room to the ground floor opens into a light filled conservatory where guests can enjoy breakfast whilst taking in the superb marina views, whilst a well appointed kitchen and adjoining utility area provide excellent catering facilities. The owners' accommodation, also to the ground floor, comprises a comfortable lounge and an ensuite bedroom, allowing for practical on site living.

The guest house enjoys an excellent reputation and strong repeat business, making it an attractive proposition for those seeking a successful hospitality venture. Full trading accounts and business information will be made available to genuinely interested purchasers following a formal viewing.



Lismore Guest House

The Property continued....

Whether you are looking to continue the business exactly as it stands or further develop its already excellent reputation, this outstanding property offers an exciting opportunity in an established tourist destination close to the western Lake District, the Cumbrian coast and excellent transport connections.

Whilst currently operating as a flourishing guest house, the property's traditional and versatile two storey layout also presents exciting potential for those seeking an impressive private residence. Subject to the necessary change of use being applied for and granted, the accommodation could be reconfigured with relative ease to create a substantial family home, perfectly positioned within walking distance of Whitehaven's vibrant town centre and beautiful marina. Opportunities to purchase a property of this calibre, with such flexibility and an unrivalled setting, are exceptionally rare and early viewing is highly recommended.

- **Elegant Georgian guest house enjoying panoramic marina & Irish Sea views**
- **6 beautifully presented ensuite guest bedrooms**
- **Tenure: Freehold**
- **Council Tax: Assessed for business purposes**
- **EPC rating C**





Lismore Guest House

Location & Directions:

Wellington Row is set on the very edge of the historic Whitehaven town centre and just a short stroll from its wide range of independent shops, cafés, restaurants, bars and everyday amenities. Whitehaven's railway station and regular bus services are both within easy walking distance, offering excellent transport links throughout the region. The award winning marina, attractive harbour and scenic coastal walks are only moments away, providing a wonderful setting to enjoy the town's maritime heritage, whilst the breathtaking landscapes of the Lake District National Park are easily accessible for both residents and visitors alike.

Directions

The property can be located on Wellington Row using either CA28 7HE or [W3W///vibrates.axed.either](https://www.google.com/maps/place/Wellington+Row,+Whitehaven,+Cumbria,+England/@54.5755556,-3.5255556,15z/data=!3m1!1e3!3m2!1sCA28+7HE!1sW3W///vibrates.axed.either)



ACCOMMODATION

Entrance Hallway

Owners Accommodation

Lounge

17' 4" x 12' 10" (5.28m x 3.92m)

Bedroom

7' 9" x 6' 7" (2.35m x 2.01m)

En-Suite

4' 8" x 3' 10" (1.43m x 1.16m)

Kitchen

14' 6" x 13' 8" (4.43m x 4.17m)

Laundry Room

13' 4" x 6' 8" (4.06m x 2.03m)

Inner Hallway

Letting Bedroom 1

11' 11" x 11' 0" (3.62m x 3.36m)

Ensuite - Bedroom 1

7' 9" x 3' 4" (2.36m x 1.01m)

Dining Room

12' 0" x 9' 1" (3.67m x 2.76m)

Sun Room

15' 3" x 11' 0" (4.65m x 3.36m)

FIRST FLOOR LANDING

Letting Bedroom 2

12' 0" x 11' 2" (3.65m x 3.41m)

Ensuite - Bedroom 2

8' 0" x 3' 4" (2.43m x 1.02m)

Letting Bedroom 3

12' 0" x 11' 1" (3.65m x 3.39m)



Bathroom

8' 2" x 5' 5" (2.48m x 1.66m)

Separate WC

5' 3" x 2' 11" (1.59m x 0.88m)

Letting Bedroom 4

13' 9" x 8' 6" (4.18m x 2.59m)

Ensuite - Bedroom 4

6' 3" x 4' 0" (1.91m x 1.21m)

Letting Bedroom 5

8' 1" x 6' 9" (2.46m x 2.06m)

Ensuite - Bedroom 5

Letting Bedroom 6

13' 9" x 13' 1" (4.20m x 3.98m)

Ensuite - Bedroom 6

6' 4" x 5' 11" (1.92m x 1.80m)





EXTERNALLY

Garden

The rear garden has been designed with ease of maintenance in mind, featuring an attractive paved seating area complemented by raised, well stocked flower beds. Enjoying delightful elevated views across Whitehaven Marina towards the Irish Sea, it provides a peaceful retreat for both owners and guests. An undercover side passage offers practical access between the front of the property and the garden.

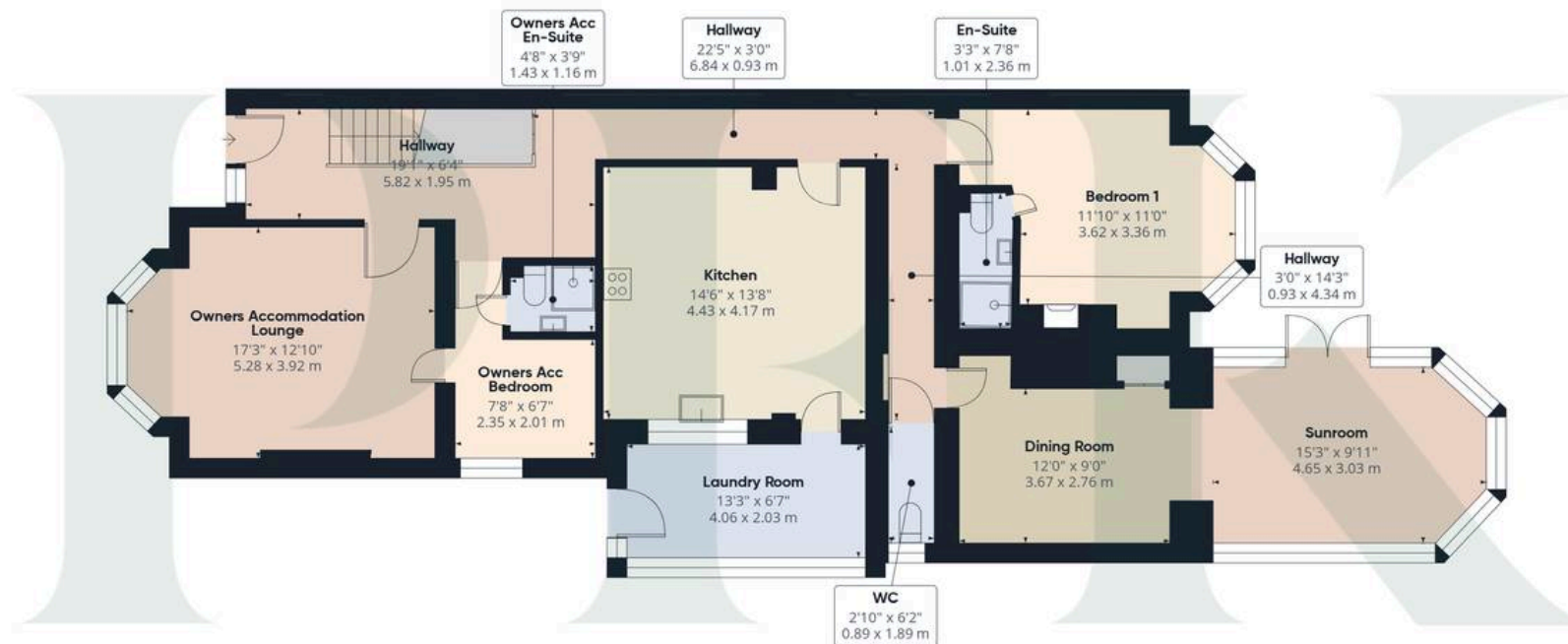
Driveway

1 Parking Space

A concrete driveway to the front of the property provides private offroad parking for one vehicle, with additional permit and on street parking available nearby.





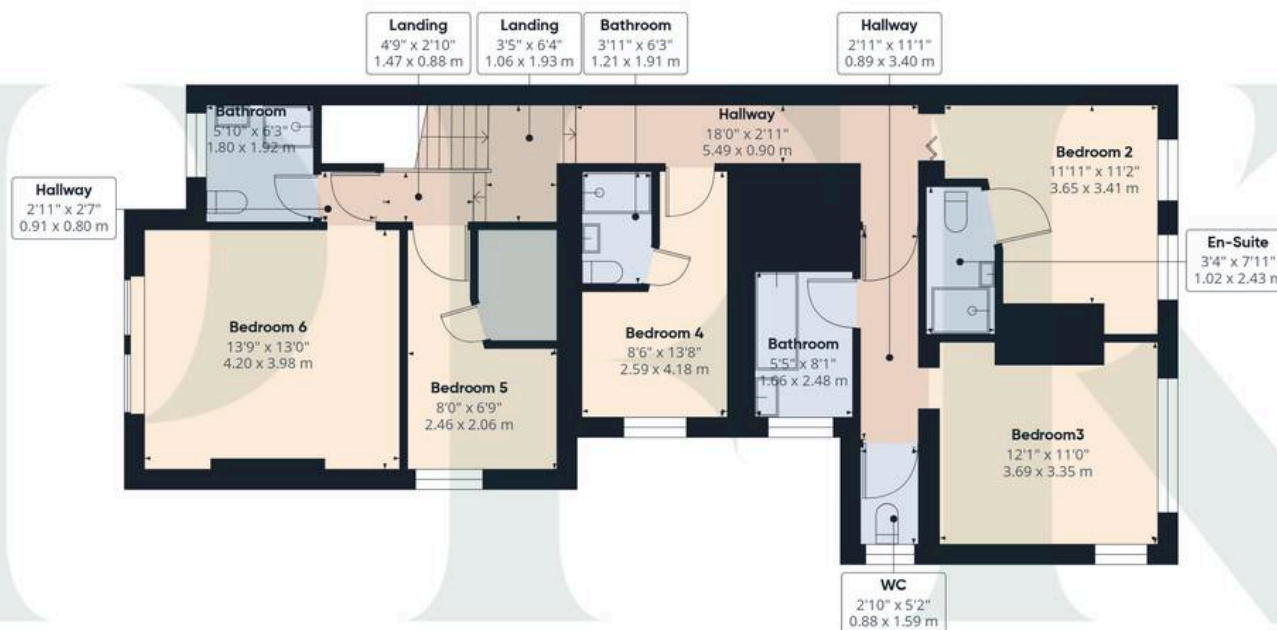


Floor 0

Approximate total area⁽¹⁾

2206 ft²

204.9 m²



Floor 1



(1) Excluding balconies and terraces

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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ADDITIONAL INFORMATION

Trading Figures

Full trading information will be provided to interested parties after formal viewing has taken place.

Inventory

An inventory will be prepared prior to completion detailing any personal items excluded from the sale. There are no leased or hired items associated with the business.

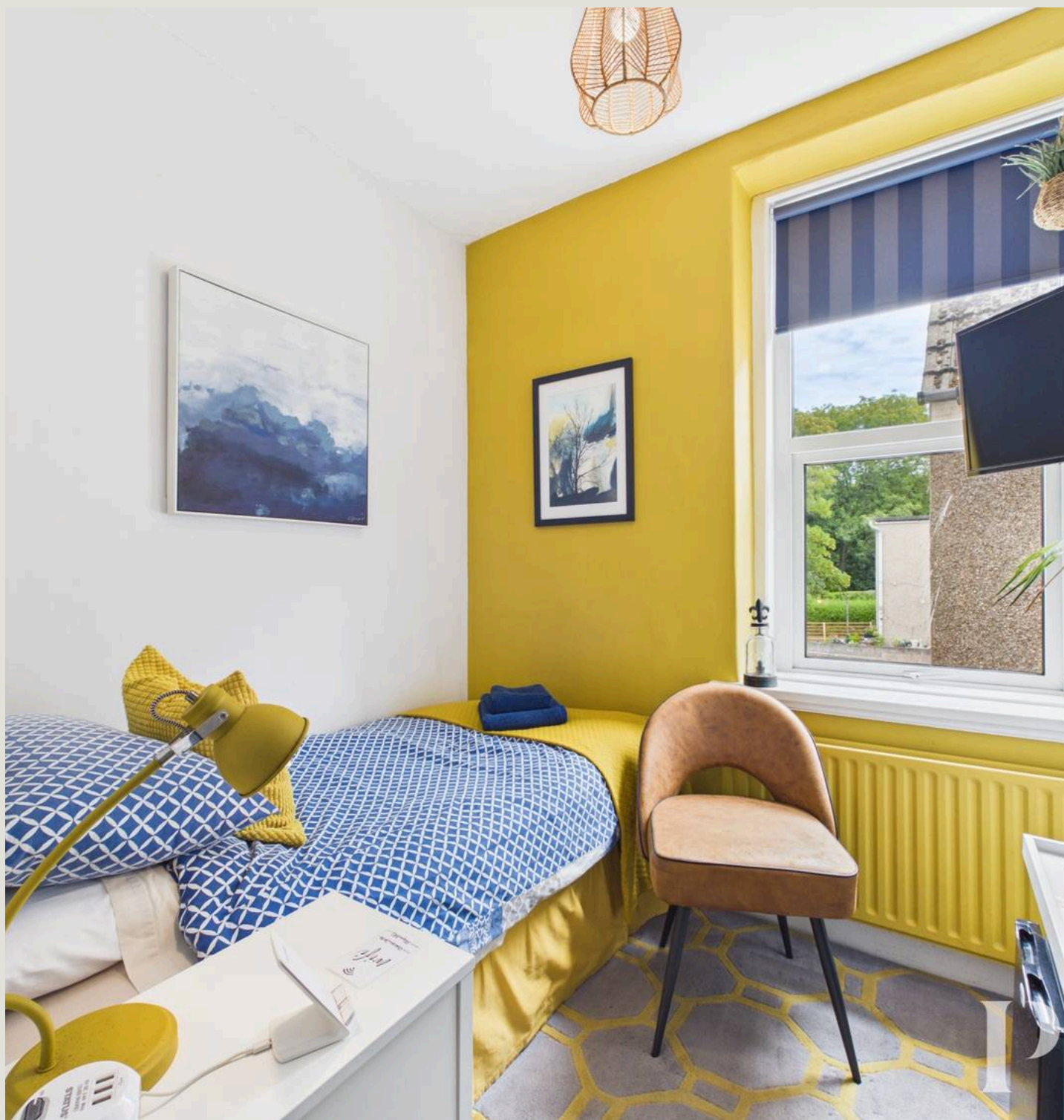
Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £2,400 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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