



 **15**
Bedrooms

 **15**
Bathrooms









Property Description

An exceptional opportunity to acquire a substantial and prominently positioned guest house in one of the Lake District's most desirable destinations. Whether you are looking to expand an existing hospitality portfolio, upsize your current operations into larger premises, or embark on a new venture within the thriving tourism sector, Lakeside House offers the scale, location and infrastructure to support immediate trading and long-term growth. Properties of this size and prominence in central Keswick rarely become available, presenting a compelling investment proposition with strong year-round visitor demand.

Situated in the very heart of Keswick, **Lakeside House** on Lake Road presents a rare and exciting opportunity to acquire a substantial and well-established 15-bedroom guest house within one of the Lake District's most sought-after destinations. To the lower ground floor is the staff or owner accommodation. This currently holds 3 bedrooms but could be converted for further staff accommodation or easily split into two basement flats (SSTP)

This impressive property comprises **15 well-proportioned guest bedrooms**, each benefitting from its own **private en-suite bathroom**, ensuring comfort, convenience and privacy for guests. The internal layout has been thoughtfully arranged to maximise operational efficiency, making it ideally suited for continued use as a thriving hospitality business.

To the ground floor, the property offers **three versatile reception areas**, providing generous space for guest dining, relaxation and social interaction. The dining room is bright and welcoming, enhanced by large windows that allow an abundance of natural light to fill the space. A well-equipped commercial-style kitchen with modern appliances is designed to cater efficiently for high guest numbers.

The building is **fully double-glazed**, contributing to improved energy efficiency and a peaceful internal environment for visitors. The spacious accommodation throughout allows flexibility for various guest house formats or potential alternative uses, subject to the necessary consents.

While the property does not benefit from private outdoor space or on-site parking, it is exceptionally well positioned with the town's amenities and attractions quite literally on the doorstep. Fitz Park, the town centre, the lake shore and local leisure facilities are all within immediate walking distance, providing guests with outstanding convenience and access to the very best of the area.

Located within the world-renowned Lake District National Park, Keswick is celebrated for its dramatic scenery and year-round visitor appeal. The shores of Derwentwater are just a short stroll away, offering boating and lakeside walks, while the surrounding fells provide exceptional hiking and cycling opportunities. The nearby Keswick Golf Club further enhances the property's appeal to leisure visitors.

Keswick itself is a vibrant and bustling market town, renowned for its independent shops, restaurants, cultural attractions and regular events, ensuring a consistent flow of tourism throughout the year.

Lakeside House represents an outstanding commercial opportunity to acquire a substantial hospitality property in a prime trading location within one of the UK's most picturesque and enduringly popular destinations.

Viewing is highly recommended to fully appreciate the scale, location and potential this exceptional guest house offers.



Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

8361 ft²
776.7 m²

Reduced headroom

179 ft²
16.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

51 This is how energy efficient the building is.

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