

# Abacourt House

26 Stanger Street, Keswick, CA12 5JU



## For Sale



- Imposing character Lake District Guest House
- 5 individually styled ensuite letting bedrooms plus car park
- Comfortable two-bedroom owners' accommodation
- Planning Permission for Guest House or residential use
- Easy, relaxed trading sub-VAT threshold on B&B only

**Offers around  
£575,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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# Abacourt House, Keswick



When the properties on Stanger Street were originally built at the end of the 19th Century, there was planned to be road between Bank Street and Stanger Street, so a space was left for its construction, between what is now number 24 and 28. This plan was not carried out, so Abacourt House was built between the two end terrace properties in 1894 by the well-known local Hodgson family. Over the years, the property has been updated and improved, yet retains many of its lovely original features. Now with five ensuite letting bedrooms and two-bedroom owners' accommodation, it also has the very important added feature of car parking to the rear. In a lovely, elevated position enjoying views out over the surrounding Lakeland fells, Abacourt House enjoys an ideal position being only an easy short walk from the town center, yet being in a cul-de-sac gives a delightfully quiet location.

The lovely Victorian town of Keswick is steeped in history from St Kentigerns Church to its 13th Century Charter Market and its modern Theatre by the Lake. Surrounded by its backdrop of watchful fells, Keswick enjoys an enviable position on the shores of Derwentwater but is also close to Bassenthwaite Lake as well

as being so easily accessed from the M6 Motorway and the A66. Visitors return to Keswick year on year to enjoy its 3-week Annual Convention as well as the Victorian Fayre, Beer and Literary festivals which all add trade in this important tourist destination.

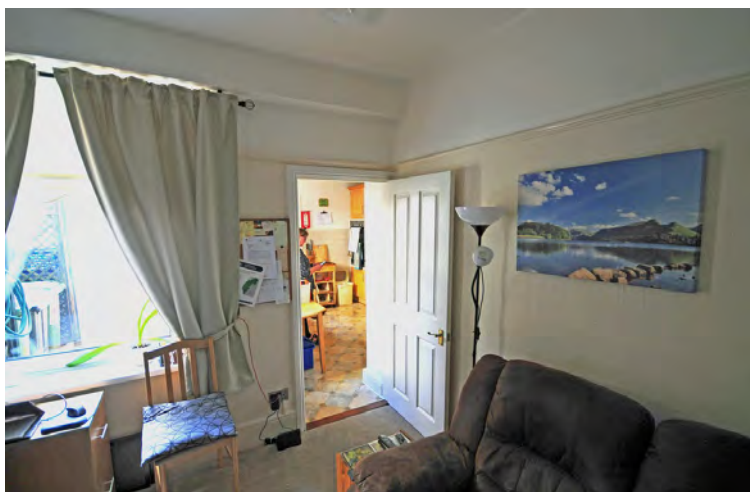
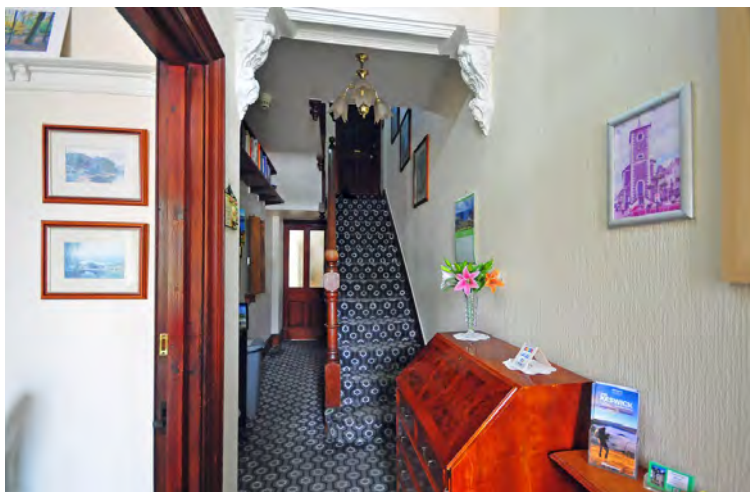
Abacourt House was acquired by the present owners in 2007, who were drawn to this lovely property by its delightful owners' accommodation and its car parking, which is a rare feature for a Keswick guest house. During their ownership, they have refurbished all the ensuite letting bedrooms as well as updating the décor and soft furnishings throughout. They purchased Abacourt House to give them a relaxed lifestyle among the Lakeland fells which they have enjoyed immensely and have established a significant return trade from their many satisfied customers. Having enjoyed their many years at Abacourt House, the owners are now looking to retire.

## The Property

Built as a traditional Victorian terraced villa in local stone and with a slate roof, the accommodation is laid out on three floors plus attic.



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## Public Areas

Vestibule with stained glass panel over the entrance door. Reception hall with cornice to the ceiling and understairs store. Breakfast room usually set for 10 and having a feature fireplace and bay window. Cornice to the ceiling.

## Letting Bedrooms

5 letting bedrooms to sleep 10 – all double rooms and having ensuite shower rooms.

All have Wi-Fi access, central heating radiator, hair dryer and tea and coffee making facilities.

## Service Areas

Kitchen with a range of fitted units, fluorescent lighting and canopy and extraction. Rear hallway/utility area.

## Owners' Accommodation

The resident owners have the benefit of accommodation comprising of lounge with central heating and fitted cupboard, two double bedrooms, both with shower en suite.

## Outside

Attractive garden to the front with paved forecourt and seating area. To the rear is a tarmac parking area.

## Services

Cumberland Council at Workington – 0300 3733730.

Mains water, drainage, electricity and gas. Gas-fired central heating. Predominantly double glazed.

## Website

[www.abacourt.co.uk](http://www.abacourt.co.uk)

## Trade

Certified accounts from the owners' Chartered Accountants in the form of a Trading and Profit and Loss account for the year ended 31 March 2024 show turnover (not VAT registered) of £71,874 on which there were profits (before depreciation, interest and motor and legal expenses) of £47,874.

## Planning Permission

Planning permission was granted on 4 July 2025 for changed use from guest house to flexible use as either a guest house or C3 residential use (dwelling house) as a private residence/principal home.

## Price

Offers around £575,000 for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance

Colliers can 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.

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Owners' accommodation



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## 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

Leave the A66 at the roundabout and take the signposted route in the town. At the T-junction, turn left and travel over the bridge towards the main shopping areas. Turn first left in to Stanger Street and Abacourt House will be seen on the right-hand side of the road.

## For further information, contact:



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