



Keswick

Offers over **£1,250,000**

Acorn House, Ambleside Road, Keswick, Cumbria, CA12 4DL

A substantial Georgian property, Acorn House is steeped in history, originally built as the private residence for the Landlord of The Royal Oak Coaching Inn situated in Keswick town centre. The property retains many original features including the original servant bells, large fireplaces and a feature arch window overlooking the main staircase.

Successfully operated by the current owners as an award winning Guest House for over 20 years the property affords a prime trading position with the added benefit of onsite parking for up to 10 vehicles.

The property is pleasantly situated just a short stroll away from Keswick town centre. Derwentwater with its stunning views, boat landings and the famous "Theatre By The Lake" can be reached in a few minutes' walk.



12



12



3



C



Ultrafast
Broadband
Available



10

Quick Overview

Most substantial detached Georgian Guest House

Pleasantly situated just a short walk from Keswick town centre

Ten spacious guest bedrooms all with en suite bath/shower rooms

Integral owners accommodation with two en suite bedrooms

Large car parks offering unrestricted parking for up to 10 vehicles

Garden and outdoor covered seating area

Potential for alternative uses subject to obtaining all necessary consents

Successfully operated by the present owners for over twenty years

Retirement sale

Viewing recommended

Property Reference: KW0450



Guests Dining Room



Guests Lounge



Dining Kitchen



Owner's Lounge

The main guest house accommodation includes ten spacious guest bedrooms spread across four levels all with en suite bathrooms or shower rooms together with a large guest dining room and a resident's lounge with feature open fire place. The integral owner's accommodation includes private lounge, kitchen and two en suite bedrooms. The current owners have previously utilised the lower studio guest bedroom as part of the owner's accommodation highlighting the flexible nature of the layout of the property.

Subject to obtaining all necessary consents Acorn House provides incredible potential for conversion to either two sub-divided dwellings or as individual self-contained residential apartments, however, local occupancy conditions would apply if such planning consent is approved. Alternatively, a use class change to a permanent residence, offering an exceptional opportunity for multi-generational living or short term self-catering holiday letting may also be permitted.

In summary Acorn House offers that rare opportunity to acquire a substantial property in a prime location with the opportunity of maintaining a very well established business with strong forward bookings or developing the existing building into a new exciting chapter in its long history.

Guest House Accommodation

Ground Floor:

Conservatory Porch | Hall | WC | Residents' Lounge | Dining Room | Guest Bedroom With En-suite Shower Room

Lower Ground Floor:

Guest Bedroom | Bathroom

First Floor:

Landing | 5 Guest Bedrooms With En-suite Shower Room Or Bathroom | Laundry Room

Second Floor:

Landing | 3 Guest Bedrooms With En-suite Shower Room Or Bathroom

Outside:

Garden | Car Park With 8 Spaces

Owners' Accommodation

Ground Floor:

Hall | WC | Dining Kitchen | Living Room

First Floor:

Landing | Bedroom With En-suite Shower Room

Second Floor:

Landing | Bedroom With En-suite Bathroom



Guest Bedroom Three



Guest Bedroom Four



Guest Bedroom One



Guest Bedroom Two



Guest Bedroom Five



Guest Bedroom Six

Outside:

Car Park With 2 Spaces | Store

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Planning Use Class

C1 guest house.

Rateable Value

£12,750.

Trading Figures

Trading information can be provided for any seriously interested parties after attending a viewing.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed from Station Road onto St John's Street and then onto Ambleside Road. The property is situated on the left beside the turning onto Acorn Street.

What3words

///guests.gossiping.coconut

Price

Offers in excess of £1,250,000 are invited for the freehold interest and benefit of all forward bookings. A furnishings and equipment inventory excluding personal items is available to purchase by separate negotiation.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. VAT)



Guest Bedroom Seven



Guest Bedroom Eight



Guest Bedroom Eight



Parking

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Amy Robinson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

Acorn House, Ambleside Road, Keswick

Approximate Area = 5225 sq ft / 485.4 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 5282 sq ft / 490.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1265406

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/04/2025.

Request a Viewing Online or Call 01768 741741