



## The Gables Hotel Abbey Road

Barrow-In-Furness, LA14 5JP

Offers In The Region Of £480,000



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*This charming guest house presents a unique opportunity for those seeking a spacious and versatile property. Originally built in 1900, the residence boasts a rich history and character, making it an appealing choice for both investors or for those looking to run a hospitality business. The guest house features an impressive twelve bedrooms alongside a further two bedrooms and converted attic space for residential living. Situated in a desirable location within easy reach of local amenities and transport links. Viewings are advised to understand this extensive property.*

## Reception Hall

14'5" x 11'5" (4.40 x 3.50)

## Dining Room

30'6" x 19'0" (9.30 x 5.80)

## Kitchen/ Diner

21'7" x 10'5" (6.60 x 3.20)

## Living Accomodation

## Lounge

13'9" x 13'1" (4.20 x 4.00)

## Study

## Bathroom

## Bedrooms 1 to 14



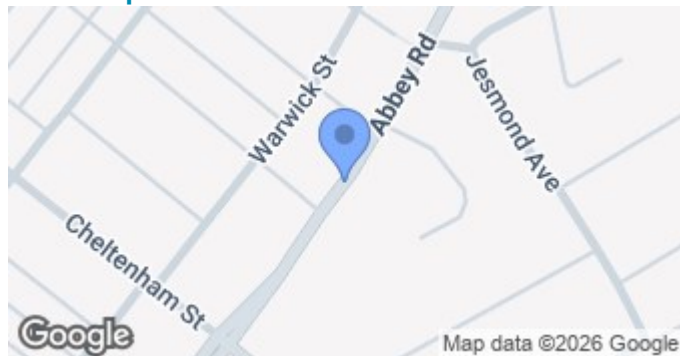


- Large Guest House
- External Garden Space
- Close to Local Transport

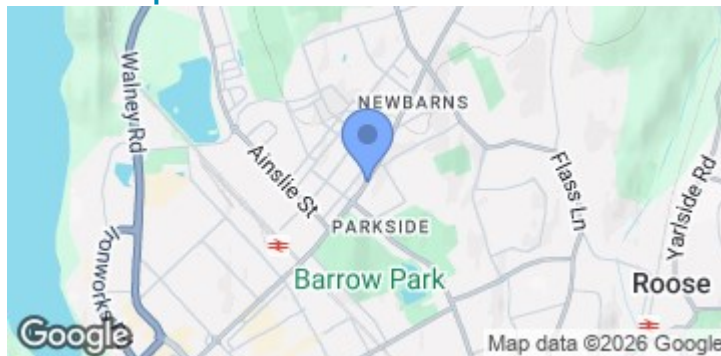
- Commercial Council Tax Exemption
  - Ideal Location
- 14 Bedroom Property



## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	68
		EU Directive 2002/91/EC	