

# THORNEYFIELD GUEST HOUSE

COMPSTON ROAD, AMBLESIDE, LA22 9DJ



## FOR SALE

- Superb, centrally located guest house for sale only an easy walk from the village centre
- 6 individually styled and attractively decorated letting bedrooms
- Comfortable 2 bedroom owners' accommodation
- Purposely trading sub-VAT to give a wonderful lifestyle

**Offers around £545,000 – Freehold**

### CONTACT US

Viewing is strictly by appointment through Colliers.

#### Haydn Spedding

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[www.colliers.com/uk/hotels](http://www.colliers.com/uk/hotels)



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Originally built as a Gentleman's townhouse, Thorneyfield Guest House was constructed in 1890 in the traditional Lakeland style of local stone walls and green slate roof. Typical of the Victorian era of its construction, the property has delightfully proportioned accommodation and many of the period architectural features have been combined into this spacious guesthouse. There are 6 high quality and delightfully proportioned guest bedrooms of which 4 are en suite with the remaining 2 bedrooms having their own private facilities. The current owners operate the business on 6 bedrooms giving new owners immediate scope for growth. Combined with this is really spacious 2 bedroom accommodation for the resident owners.

Thorneyfield is ideally placed in the heart of Ambleside for the many restaurants, pubs and cafes in this most delightful of Lakeland villages. Situated on the northern shores of Lake Windermere, Ambleside is one of the best known villages in the Lake District National Park, which attracts many thousands of visitors over an ever-widening tourist season. Close by are the haunts of Beatrix Potter, Wordsworth and Ruskin who have inspired the region's literary heritage, yet it is the majestic fells and sparkling lakes that most people recall from their visit as well as their enjoyment of the breath-taking views around every turn.

The present owners acquired Thorneyfield Guest House in 2016 and during their ownership, they have significantly upgraded this superbly located guest house. They have replaced the kitchen in its entirety, as well as replacing the central heating boiler and upgrading the hot water system. Additionally, they have replaced the fire alarm system and re-styled the breakfast room as well as carrying out improvements throughout the guest house. The owners' accommodation has also been significantly improved and following complete redecoration and re-carpeting, Thorneyfield is now in a splendid condition. Having enjoyed their years at Thorneyfield, the owners are now looking to retire.

## THE PROPERTY

Thorneyfield is a lovely Victorian villa-style property built of Lakeland stone and under a local pitched slate roof with accommodation on ground and two upper floors.

## PUBLIC AREAS

Pathway to entrance vestibule and on to the reception hall, a delightful entrance to the guest house of typical Victorian proportions. Breakfast room to seat up to 16 and with feature bay window and slate fireplace.

## LETTING BEDROOMS

6 letting bedrooms to sleep 14 (2 family rooms, 2 double and 2 single rooms). Four have en suite shower rooms while the remaining two single bedrooms have private bathrooms. All bedrooms have central heating radiator, colour television with DVD player, hairdryer, refrigerator and tea and coffee making facilities.

One of the bedrooms listed below has an en suite shower room and could easily be brought into use as an additional double letting bedroom to provide significant additional income.



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## OWNERS' ACCOMMODATION

The owners benefit from a separate, self-contained accommodation which comprises lounge with original slate floor and feature fireplace. Dining room. Master bedroom and second bedroom (both en suite).

## SERVICE AREAS

Lakeland kitchen with a Karndean floor and with a comprehensive range of modern fitted units together with a gas-fired Aga (4 oven/2 hob), utility room and office.

## OUTSIDE

Small front garden and private, south-facing paved patio with rear access and wonderful views towards Loughrigg Fell. The owners have 3 South Lakeland District Council parking permits for guests.

## SERVICES

South Lakeland District Council at Kendal (01539) 733333.

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

## WEBSITE

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

## TRADE

Certified accounts from the owners' Chartered Accountants in the form of a Trading and Profit and Loss Account show trading profits (before finance costs and depreciation) of £27,340 on (not VAT registered) turnover of £64,641 for the year ended 31 March 2020.

## PRICE

Offers around £545,000 are invited for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## FINANCE

Colliers International is able to 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.



Owners' accommodation



Owners' accommodation



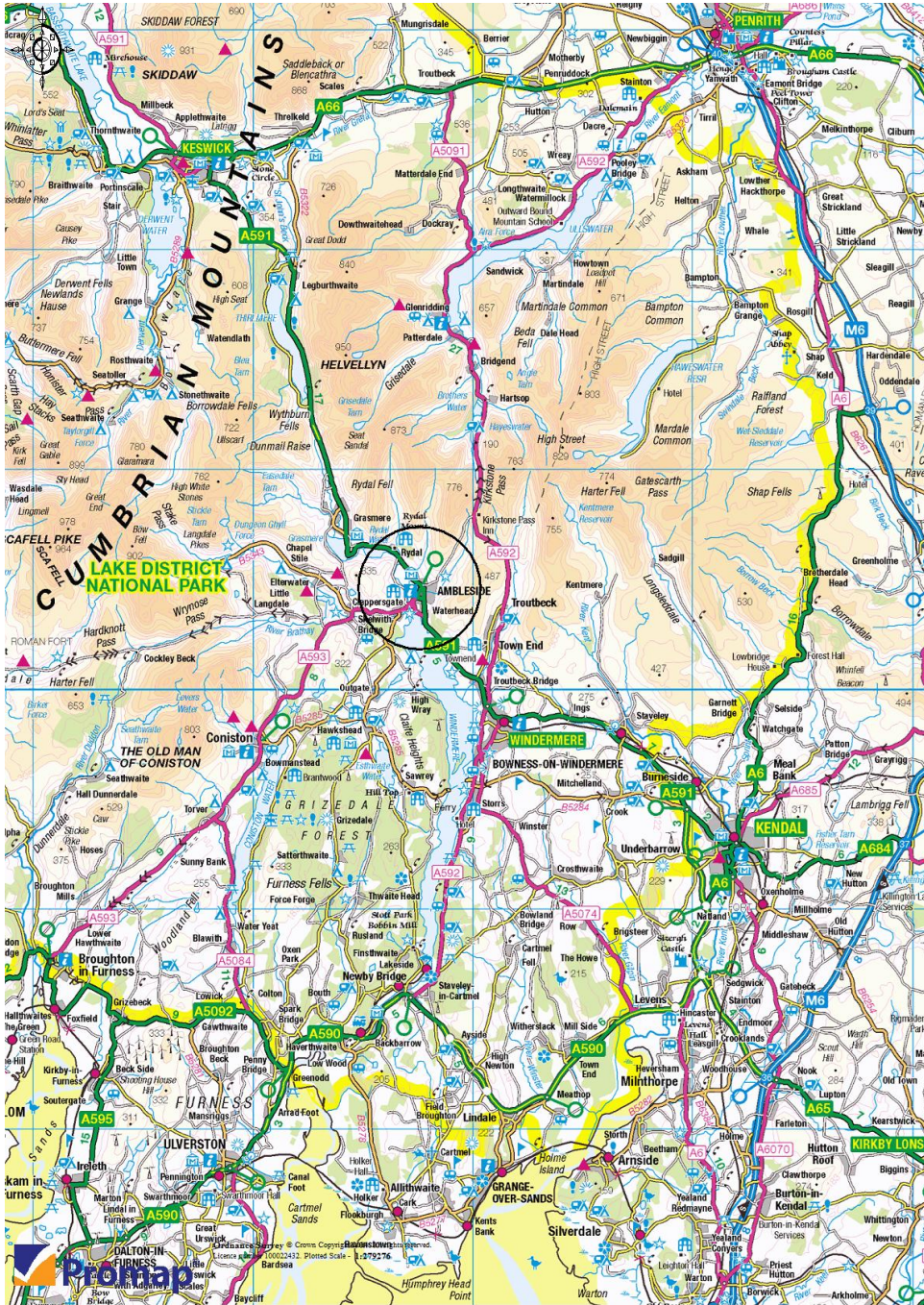
Owners' accommodation



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## IDENTITY CHECKS

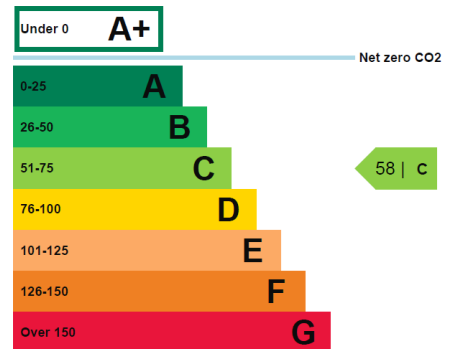
In order to comply with the Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## DIRECTIONS

Leave the M6 Motorway at Junction 36 and travel Northwest (signposted Kendal and Windermere - A590/A591). Continue along the A591 passing through Windermere and continuing to Ambleside. Continue through Ambleside's one way system with the park on the left hand side. This leads into Compston Road and Thorneyfield Guest House will be seen on the left hand side, just before the main retail area.



## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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### Disclaimer

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