



FOR SALE

BEECHWOOD

BERESFORD ROAD, BOWNESS-ON-WINDERMERE, LA23 2JG

Offers in the region of £995,000 – Freehold

SUMMARY

- Glorious 6 bedroom guest house (4 Star Gold Award) in prime Lakeland village location overlooking park
- Spacious 2 bedroom owners' apartment and separate 2 bedroom self-catering apartment
- Beautiful residents lounge and attractive breakfast room
- Profitable and commercially traded but with uplift potential



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INTRODUCTION

Occupying a superb position overlooking a pretty park on the fringe of Bowness Village, Beechwood was originally built as a spacious home for a local doctor and retains many of the lovely period features and fittings. This easily operated Gold Award bed and breakfast business has 6 well-presented letting bedrooms which are appointed and furnished to an exceptionally high standard. There is the added advantage of an outstanding 2 bedroom owners' apartment located on the ground floor and a recently built 2 bedroom first floor apartment which could be let out on a self-catering basis, giving Beechwood an excellent combination of easily-run business, flexible accommodation and very comfortable home.

Bowness Village lies at the heart of the Lake District National Park – to many the essence of Cumbria. The Lake District is surrounded by watchful fells and Lake Windermere – England's longest lake – is only 5 minutes' stroll from Beechwood at Bowness Bay, home to the Beatrix Potter Museum and where the lake steamers plough the length of the lake, giving visitors an outstanding view of the glorious landscape. To the north lies the honeypot villages of Ambleside

and on to Grasmere, much loved by Lakeland poet William Wordsworth and with Sarah Nelson's famous gingerbread shop and its annual sports. All this and so much more brings thousands of tourists each year to this glorious corner of England.

The present owners acquired Beechwood in 2008 and have enjoyed many successful years trading this easily operated business. In more recent years, they extended the building to create an additional apartment for the family and have meticulously maintained the property including upgrading the bathrooms, redecorating and replacing furniture and soft furnishings. Turnover and profitability has been consistent but an additional income could be generated by letting out the new apartment, increasing profits by an estimated £25,000. Due to the desire of the owners to pursue other interests, this highly regarded and successful business is now being placed to the market.



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THE PROPERTY

Beechwood is a delightful property built of local stone and under a pitched slate roof. The accommodation is laid out on the ground and two upper floors.

PUBLIC AREAS

From the main entrance, there is a classic Victorian vestibule with tiled mosaic floor, reception hall with under stair store. Beautiful residents lounge with feature bay window and fantastic carved fireplace with living flame fire. There is a delightful breakfast room, set around a corner bay window and with seating for approximately 12.

LETTING BEDROOMS

There are 6 letting bedrooms to sleep 12. Five have modern en suite bathroom facilities with the remaining room having a modern private bathroom.

All letting bedrooms have colour TV and tea and coffee making facilities.

OWNERS' ACCOMMODATION

The owners have the benefit of a particularly spacious and well laid out apartment comprising of office/entrance area, lovely spacious lounge with feature fireplace and archway to dining room. Fully fitted dining kitchen, large cellar, boiler room, laundry room and work room and two bedrooms.



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SELF-CATERING APARTMENT

Located on the first floor and accessed from the owners' apartment and a private entrance from outside, is a 2 bedroom apartment which comprises of ground floor entrance with boot store and stairs to first floor, open plan lounge/dining room/kitchen, 2 bedrooms and bathroom.

Although this space is currently used by the owners, it could create a generous self-catering apartment which, the owners have indicated, could be let between £800 - £1,000 per week in high season to create an additional income stream.

OUTSIDE

To the front of the property is a tarmac car park surrounded by herbaceous borders. Two private seating areas to the rear and outside seating and garden area for guests.

SERVICES

Mains water, drainage, electricity and gas. Gas-fire central heating. Partially double glazed.

South Lakeland District Council at Kendal (01539) 733333.



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2019 LISTINGS

Visit England – 4 Star Guest House (Gold Award)

WEBSITE

www.beechwoodlakes.co.uk

TRADE

Full Profit and Loss Accounts for the year ended 31 March 2020 shows sales of £111,572 (net of VAT) with adjusted trading profits circa. £52k.

Full Profit and Loss Accounts can be made available to any seriously interested parties after viewing.

PRICE

Offers in the region of £995,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

FINANCE

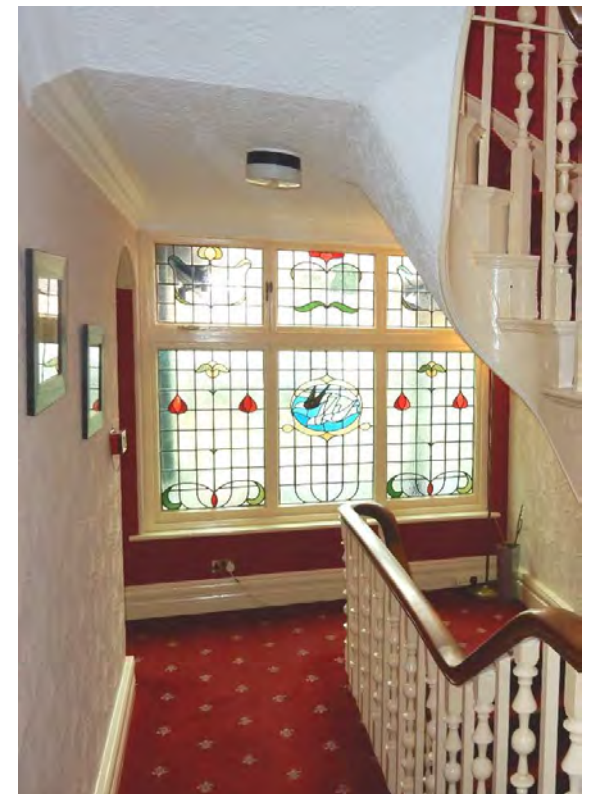
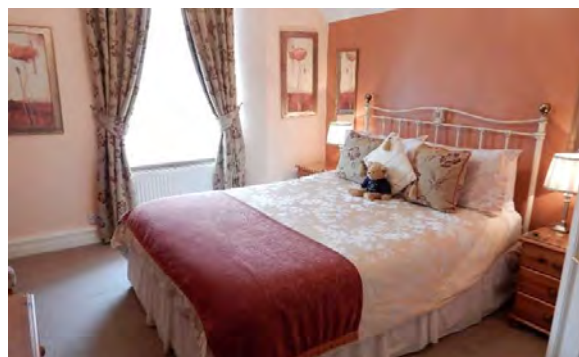
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

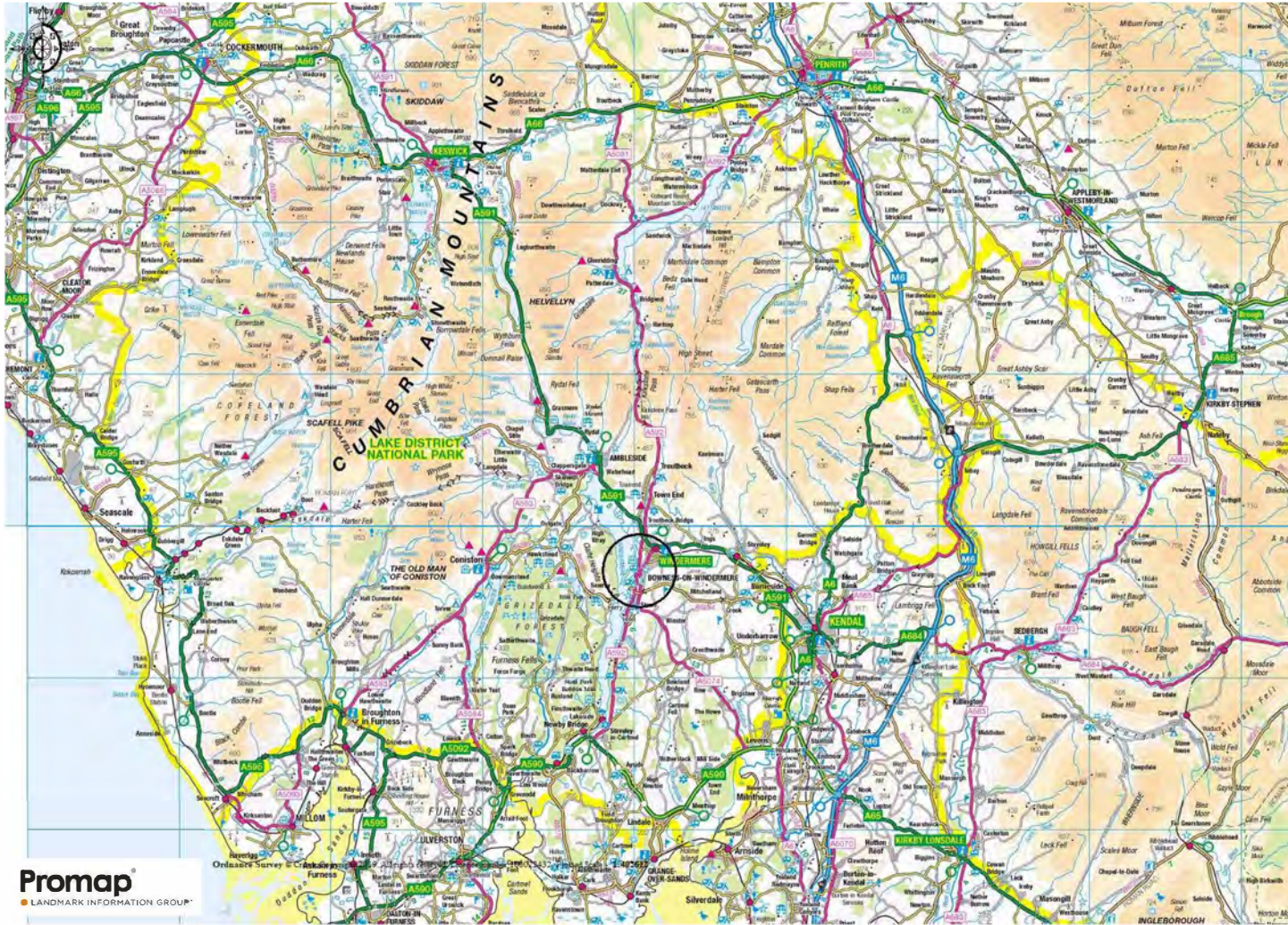
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



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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

◀ 82 This is how energy efficient the building is.

FURTHER INFORMATION

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



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