

# GLENVILLE HOUSE

LAKE ROAD, WINDERMERE, LA23 2EQ



## FOR SALE

- Glorious double fronted detached guest house in a prime position
- 7 high quality en suite letting bedrooms & car parking
- 2 bedroom owners' accommodation with woodland views
- £125,418 net T/O with substantial profits – B&B only

**Offers around £850,000 – Freehold**

### CONTACT US

Viewing is strictly by appointment through Colliers.

#### Neil Thomson

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Glenville House occupies a superb trading position on Lake Road, almost equidistant between the villages of Windermere and Bowness. Standing in its own gardens, this attractive property is set well back from the road and overlooks the woodland and small beck to the rear. Built in 1888 as a gentleman's residence, the property retains many delightful period features which have been carefully blended with modern facilities to form a guest house full of charm and character and which helps to bring back delighted visitors year on year.

To many, Windermere is the essence of Cumbria and The Lake District and Glenville House - on the delightful road between the villages of Windermere and Bowness - is ideally placed to generate high occupancy of its attractive accommodation. Lake Windermere, the longest of the lakes and the largest in England, is only a pleasant stroll away and is set amid a breath-taking backdrop of fells and woodland as well as offering plenty of easy walking around its lakeshore and on the lower fells. On its eastern shores are a wealth of attractions while to the west visitors can lose themselves in a haven of tranquillity and quiet charm, so loved by Beatrix Potter and the inspiration of her lovely children's books.

Glenville House has been well known for its accommodation for many years. The present owners, who acquired Glenville House in 2013 and have continued the improvements where previous owners left off. They have replaced the central heating boiler as well as replaced two of the bathrooms and upgraded the electrics. Additionally, they have replaced most of the kitchen equipment as well as improved and redecorated and refurbished the property on a continuous basis. This has allowed the business to consistently achieve excellent rates of occupancy and profitability. Having enjoyed their years at Glenville House the owners are now to retire from hospitality industry



## THE PROPERTY

Glenville House is a delightful detached property built of traditional local construction being part stone and part rendered and under a pitched slate roof. The accommodation is arranged on lower ground, ground, first and second floor levels.

## PROPERTY

Vestibule with stained glass door to reception hall with cloakroom. Breakfast room to seat 14, having a delightful Adams-style fireplace with slate hearth and feature bay window.

## LETTING BEDROOMS

7 Letting Bedrooms to sleep 14 (all double rooms). All beds are either king size or super king size. Two bedrooms have en suite bathrooms while the remaining five have en suite shower rooms. All bedrooms have the benefit of central heating radiator, flat screen television, Wi-Fi access, iPod docking station, mini fridges, radio/clock alarm, hairdryer and tea and coffee making facilities.

## OWNERS' APARTMENT

The resident owners have the benefit of a really lovely apartment which comprises of a bright dual-aspect sitting room overlooking the rear garden and Sheriffs Wood. Double bedroom with extensive fitted furniture and en suite bathroom with fully tiled walls. Inner hallway and further double bedroom with en suite shower room. Store.

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## SERVICE AREAS

Kitchen, having a particularly attractive range of modern fitted units, Rangemaster cooker and utility room with built in linen store. A (lapsed) Planning Permission exists to extend this room and the ground works have been completed to floor height, which our clients inform us verbally new has permission in perpetuity. Office area with built-in desk and shelving.

## OUTSIDE

Excellent parking area to the front and side. Generously proportioned gardens with mature trees, lawn and rear patio adjoining the beck and overlooking Sheriffs Wood.

## SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains water, drainage and electricity. We are informed that gas is available but not connected. Oil-fired central heating. Partial double glazing.

## LISTINGS

Quality Cumbria – 4 Star Guest Accommodation

AA – 4 Star Guest Accommodation

AA – Breakfast Award

## WEBSITE

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

## TRADE

Certified accounts prepared for Glenville House in the form of a Trading and Profit and Loss Account show trading profits of £43,432 (before finance costs, depreciation and excess repairs) on (net of Flat Rate VAT) turnover of £125,418 for the year ended 31 March 2019.

## PRICE

Offers around £850,000 are invited for the freehold 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.

## 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 north on the A590/591 to Windermere. Turn left into Windermere Village and follow the one-way system through to the other side. Continue along this road toward Bowness (Lake Road) and Glenville House will be seen prominently on the right hand side of the road.



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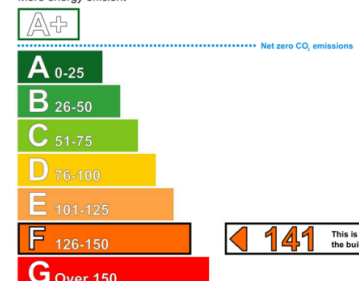
## FURTHER INFORMATION

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



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More energy efficient



141 This is how energy efficient the building is.

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