



Colliers

**FOR SALE**

**SOUTHVIEW GUEST HOUSE**  
27 CROSS STREET, WINDERMERE, LA23 1AE

**Offers around £845,000 – Freehold**

## SUMMARY

- Glorious Victorian guest house
- 9 individually-styled en suite letting bedrooms
- Spacious 2 bedroom owners' accommodation
- £181,420 net T/O on B&B basis with solid profitability – 10 months trading per year

Southview was originally built in 1845 by Thomas Swainson, a local soft drink manufacturer. He chose the site well, as it gave a superb elevated view out over the village of Windermere and the picturesque fells beyond. This traditionally built property has been run as a guest house for over 100 years, serving the increasing needs of the tourist industry. More recently it has been expanded and extended to house an indoor heated swimming pool and three extra spacious, letting bedrooms turning it into the unique property it is today. The pool gives Southview a distinct advantage in terms of occupancy in an increasingly competitive market place where more frequently, people are looking for something more than simply a B & B.

The location is ideal, being only a few minutes' walk from both the village centre and the train and bus stations while at the same time being set at the end of a quiet cul-de-sac in the heart of Windermere. Southview is an easily run guest house, ideal for the first-time entrant to the hospitality industry.

Southview is situated in the southern hub of the Lake District National Park. The village has largely developed around this tourism and is only a 20 minute walk from Bowness Bay and Lake Windermere; England's longest lake, where elegant steamers plough its 11 miles of navigable water from Ambleside to the steam train at Lakeside. Above Windermere Village and just behind Southview is the outstanding viewpoint at Orrest Head, the first summit climbed by legendary walker Alfred Wainwright on his first visit to the Lake District in 1930, all of which help to attract visitors over an ever increasing tourist season.

The present owners acquired Southview in 2010 and during their ownership they have extensively upgraded the property and in particular have carried out significant improvements to the spa-bathrooms and downstairs guest areas and most recently



completely upgraded and modernised the pool and pool area as well as enlarging the owners' accommodation to make a lovely self-contained apartment. The interior now has a modern and upmarket feel which is complimented by superb décor in the spacious bedrooms. More importantly, this has helped continue to raise the turnover and profitability of a business that is easily run and ideal for the first timer or for a more experienced owner seeking a more relaxed business to operate. Having enjoyed their years at Southview, the current proprietors are now looking to move towards retirement.



## THE PROPERTY

Being of rendered construction and under a slate roof, the main part of the property is of 3 storey construction. The extensions are both of single storey construction under a tiled roof.

## PROPERTY

Bright entrance hall and reception desk with many original features. Main breakfast room, usually set for 8, having a delightful bay window, a multi-fuel stove set in a feature surround and original fitted cupboard and cornice. Conservatory used as a breakfast room usually set for 8 and with delightful views out over the village. The lounge area has a double purpose; used as a lounge with honesty bar and as an overflow for breakfast seating. It has a bay window, original cupboard and cornice.

Next to the original house there is a single storey area (11 x 5m) which opens out on to a wide south facing terrace. This houses the indoor pool (8x3.5m) along with a de-humidifier and heat exchange vent. There is a toilet / shower room and bright hallway next to the pool area.

## LETTING BEDROOMS

9 letting bedrooms to sleep 17 (7 double, 1 twin and 1 single). All rooms have en suite facilities and are graded as follows. 3 (superior graded) king-size bedded rooms have en suite bathrooms with spa bath and shower over, luxury furnishings, and full size TV. 1 (superior graded) king size bedded room has a unique contemporary 4 poster bed with en suite shower room with a body jet corner shower, full size TV and DVD player. The 2 superior graded king size bedrooms have body jet showers. The remaining 4 rooms (2 double and 1 twin and 1 single) have en suite shower rooms. All bedrooms have the benefit of central heating, radio /clock alarm, colour TV, hairdryer and tea and coffee making facilities.

## OWNERS' ACCOMMODATION

The owners have the benefit of spacious self-contained accommodation including a private lounge with a multi-fuel stove. The lounge has full-width sliding windows leading to a private patio.

Open tread staircase to double bedroom with fitted wardrobes and ensuite shower room overlooking the owner's patio and adjoining green. Double bedroom 2 and a large ensuite bathroom with 4-piece suite including corner bath and double width shower.

## SERVICE AREAS

Kitchen (this incorporates the owners' dining area) with new (2021) high quality kitchen units with island unit as well as canopy and extraction. Private office/admin area. Wine storage. Utility room with commercial washer/dryer, freezer and dry goods store. Boiler room/ drying area with WC and wash basin.

## OUTSIDE

Southview has the benefit of excellent tarmac car parking for up to 11 vehicles. There is also an owners' double length garage. To the front of the property is an attractive garden area, while there is a large, south-facing patio area reached via the front of the building or the pool room. The owners also have access to a private rear patio/garden from the kitchen.

## SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains water, drainage, electricity and gas. Gas-fired central heating. The property is double glazed.

## LISTINGS

Visit Britain – 4 Star Award (Guest Accommodation)

## WEBSITE

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

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## TRADE

Certified accounts from the owners' Chartered Accountants in the form of a Trading and Profit and Loss Account show trading profits of £92,122. (before finance costs, wages and depreciation) on (net) turnover of £181,420 for the year ended 31 March 2019. The business is currently trading 10 months per year.

## PRICE

Offers around £845,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

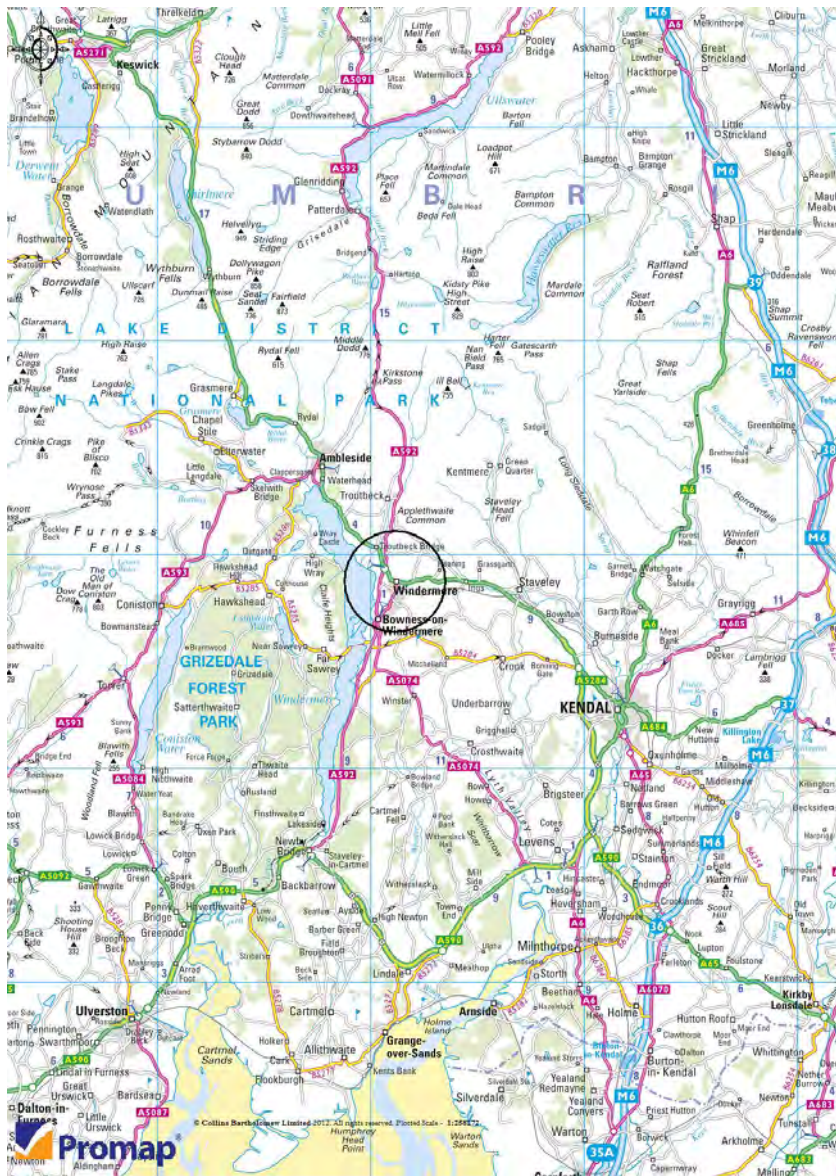




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## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge 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

Travelling north on M6 Motorway, leave at junction 36 and travel North on A590/A591 to Windermere. Take the main left hand turn into Windermere Village. Turn third left into Cross Street and Southview is situated at the very end of the cul-de-sac – a 2 minute walk from Windermere station and the heart of the village.



## FURTHER INFORMATION

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



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### Disclaimer

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