

Fair Rigg Guest House

Ferry View, Bowness-on-Windermere, LA23 3JB

Colliers



For Sale

Contact Us

Viewing is strictly by appointment through Colliers

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- Charming Victorian guest house with lovely lake views
- 6 well-proportioned and delightfully appointed en suite bedrooms
- 2 bedroom self-contained owners' accommodation
- Purposely trading sub-VAT giving an excellent lifestyle

Offers around £755,000 - Freehold

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Fair Rigg occupies a superb, elevated position on the fringe of the village, giving glorious unhindered views out over the surrounding farm and parkland to the lake and the fells beyond. Built around 1890 in traditional Lakeland-style with lovely classic stone walls and a slate roof, this magnificently spacious property has successfully operated as a guest house since 2002. With six spacious letting bedrooms as well as well-proportioned two-bedroom owners' accommodation, the guest house has the added advantage of a small garden and ample car parking.

Bowness-on-Windermere, home of the Beatrix Potter Museum, is one of the best-known villages in the Lake District National Park, attracting hundreds of thousands of visitors throughout the year. The village dates back to the 11th Century when the Vikings settled here, doubtless drawn even in those days by the beauty of Lake Windermere – England's longest lake. For the seasoned walker, the central fells beloved by Alfred Wainwright, provide an excellent variety of challenges while the many lower paths and lakeside walks together with the steamers that ply from Ambleside to Lakeside, offer a less energetic alternative. To the north lies Grasmere – home of Lakeland poet William Wordsworth – while Keswick and the northern fells beckon beyond Dunmail Raise.

The present owners have significantly upgraded this lovely guest house. The major change has been a substantial extension and completely re-fitted kitchen to the highest of standards. This has been complimented by upgraded central heating and a new boiler. The letting bedrooms have all been upgraded and two new en suites as well as a new private bathroom. To complete all of the work, the property

has had much of the soft furnishings replaced and redecorated. Hand in hand with these upgrades has seen turnover increase. However, the owners have preferred to trade on a very relaxed basis, so there is much potential for new owners. Having enjoyed their years at Fair Rigg, the owners are looking to retire.

The Property

Being of traditional Lakeland-style construction with stone walls and under a multi-pitched slate roof, the accommodation is laid out on lower ground, ground and two upper floors.

Public Areas

Lovely reception hall in a light conservatory-style. Inner hall. Breakfast room to seat 12, having a delightful period fireplace with an open grate and feature bay window.

Letting Bedroom

6 letting bedrooms to sleep 12 (5 double and 1 twin room). Three have en suite bathrooms while the remainder have en suite shower rooms. All of the letting bedrooms have central heating radiator, Wi-Fi, flat screen colour TV with DVD player, radio/clock alarm, hairdryer and tea and coffee making facilities.

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Owner's Accommodation

The owners have the benefit of a separate and self-contained accommodation comprising lounge with recessed cupboards, double bedroom, second bedroom with tiled floor and newly re-fitted bathroom.

Service Areas

Recently extended kitchen with new fitted units to a very high standard with extraction. Utility room. First floor cupboard and linen store.

Outside

Gardens to the front and side while to the rear is the car park. Front patio with lake view.

Services

South Lakeland District Council at Kendal (01539) 733333.

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

Website

www.fairrigg.co.uk

Trade

A Trading and Profit and Loss Account show trading profits (before finance costs, excess repairs and depreciation) of £35,600 for the year ended 31 March 2020 on (not VAT registered) turnover of £72,500.

Price

Offers around £755,000 are invited for the freehold complete with goodwill and trade contents (according to inventory) but excluding personal items and trading stock.

Finance

Colliers 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.



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To View

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

Identity Checks

In order to comply with 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.

Directions

Leave the M6 Motorway at junction 36 and travel northwest on the A590/591 (signed Kendal and Windermere). At the roundabout turn left following the Crook road to Bowness. At the T-junction at the entrance to Bowness, Fair Rigg will be seen prominently on the corner on the left-hand side of the road.

Further Information

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



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