

# Hilton House

New Road, Windermere, LA23 2EE

Colliers

## For Sale



- Lovely period guest house in a superb trading position
- 8 well-proportioned en suite four poster letting bedrooms
- Wonderful detached 4 bedroom owners' house
- Low key recent trading below VAT threshold. Could be two large self-catering lets (STPP)

**Offers around  
£1,100,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

Haydn Spedding  
Hotels Agency  
07881 914867  
haydn.spedding@colliers.com

[colliers.com/uk/hotels](https://colliers.com/uk/hotels)

# Hilton House, Windermere



Standing in a delightful and elevated position between Windermere Village and the lake at Bowness Bay, Hilton House was built in 1902 as a gentleman's residence of immense charm and character. Its many lovely original features of stained glass, feature stairway and plaster ceilings have been carefully woven into the guest house which now has modern en suites to its 8 letting bedrooms as well as having a wonderful, detached house for the owners at the rear with 4 bedrooms and plenty of car parking.

With Hilton House being located on the road between Windermere and Bowness, it is ideally placed to generate high levels of occupancy from its delightfully elevated location. Lake Windermere – at Bowness Bay – is only a easy stroll away and is set amid the breath-taking backdrop of wooded Lakeland fells. For the avid walker, there are a superb range of fell walks at both high or low level and there are a wealth of attractions too. Further afield are Ambleside, Grasmere and Keswick while the ferry at Bowness Bay takes you quickly across the lake to a haven of tranquillity where Beatrix Potter lived at Hill Top.

Hilton House was acquired by the present owner in 2005 and during their ownership have completely refurbished this wonderful building. A new central heating boiler has been installed, a new fire alarm system as well as a complete refurbishment of all of the en

suite facilities and letting bedrooms as well as complete redecoration and re-carpeting. Due to personal circumstances, the owner has traded at a low level over the last few years, opening only for a very short season. However, Hilton House offers the opportunity to acquire a property with significant potential to trade at a substantial level combined with high quality and spacious family owners' accommodation, rarely seen in guest house.

## THE PROPERTY

Being stone built with upper rendering and with a slate roof, the accommodation is laid out on ground and two upper floors. The detached owners' house is of two-storey construction, being stone built and having a slate roof.

## PUBLIC AREAS

Hallway with Victorian tiled floor. Inner hall with superb pear wood newel post and staircase. Breakfast room having 16 covers and views over the garden to the front.

## LETTING BEDROOMS

8 letting bedrooms to sleep 16.

All are double four poster rooms with en suite shower rooms, flat screen TV, central heating radiator, Wi-Fi and tea and coffee making facilities.

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## DETACHED OWNER'S HOUSE

Located at the rear of the guest house beyond the car park, the accommodation comprises of outer hallway with tiled floor, Hallway. Lounge with feature French windows to the garden. Large kitchen area with a range of modern fitted units as well as recessed lighting and tiled floor. Bedroom 1 having a dressing area and fully tiled en suite shower room. Bedroom 2 with a dressing area and fully tiled shower room. Two further bedrooms. House bathroom.

## SERVICE AREAS

Good size fully tiled kitchen with recessed lighting, canopy and extraction. Utility room and laundry.

## OUTSIDE

Front garden. Side driveway to car park. Private rear garden for the owners.

## SERVICES

South Lakeland District Council at Kendal (01539) 733333.

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

## WEBSITE

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

## TRADE

Recently, due to a change in family circumstances, the owner has only opened Hilton House to guests for about 3.5 months per year.

Certified accounts from the owner's accountants show turnover for the year ended 31 March 2020 to be £232,173 (not VAT registered) with trading profits (before finance costs and depreciation) of £51,010.

A separately prepared trading projection based on full operation is available to interested parties.

## PRICE

Offers around £1,100,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

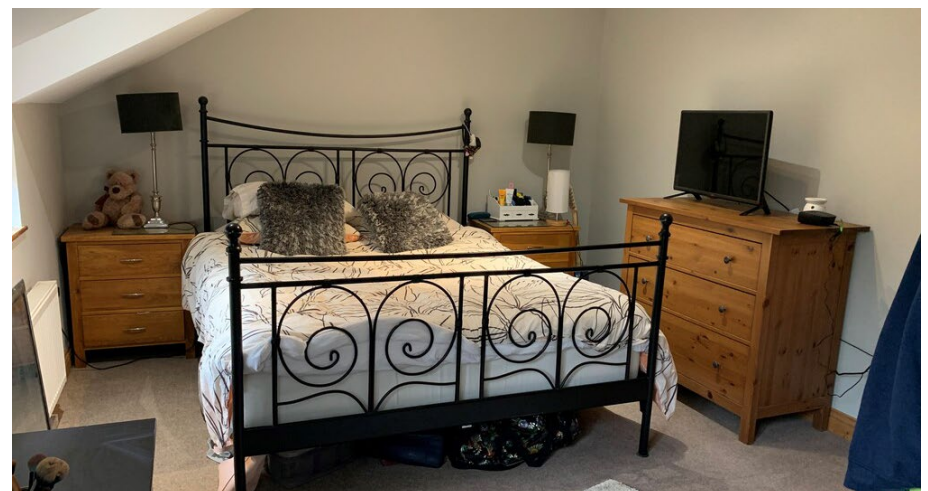
## FINANCE

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.

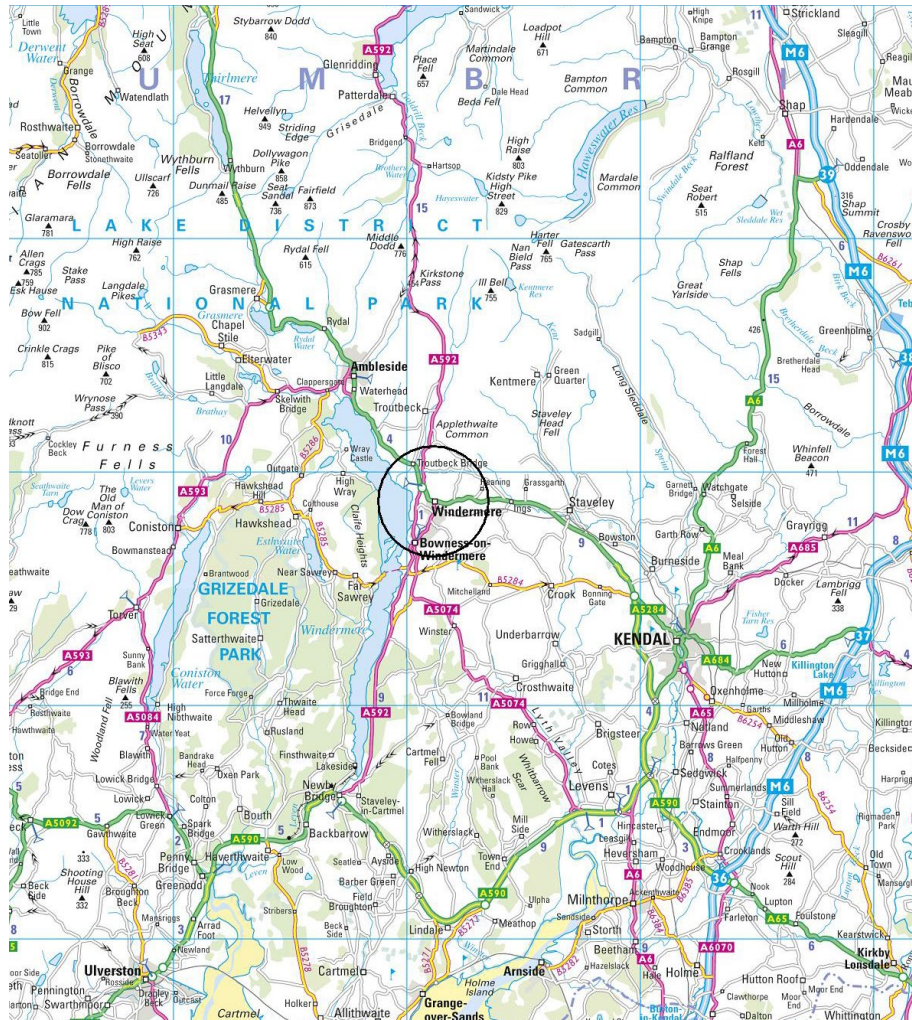


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## Owner's detached house



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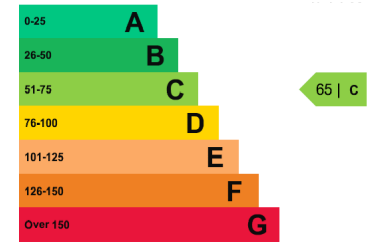


## TO VIEW

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.



## For further information, please contact:



Haydn Spedding

T: 07881 914867

E: haydn.spedding@colliers.com

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