

Hazeldene Guest House

Lake Road, Bowness-on-Windermere, LA23 2JJ



- Beautifully appointed Lakeland guest house in a prominent location
- 5 en suite, individually styled letting bedrooms plus car parking
- Spacious owners' one bedroom accommodation and garden and garage
- B&B trading sub-VAT threshold

Offers around £199,000 - Leasehold

For Sale

Contact Us

Viewing is strictly by appointment through Colliers

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Breakfast Room

Built in 1858, Hazeldene occupies a superb trading position just before Bowness' main retail area. A property of immense charm and character, it manages to combine all of the best attributes of a guest house of this size. The five individually-styled en suite bedrooms provide a solid and continuous income while the owners' accommodation is spacious and has a really good size lounge and private entrance. They also have their own standalone garage as well as a car parking space for every bedroom – a godsend for anyone who knows the area well. They also have the benefit of a small garden and place to sit out, rarely seen in this size of property. All of this is combined into a property of immense charm and character – the ideal guest house.

Bowness Village lies at the heart of the Lake District National Park and to many is one of the "must visit" parts of the area. Being situated close to the main retail area with its many shops and restaurants makes Hazeldene an ideal place to stay and enjoy this beautiful area – known as "England's Finest Landscape". Lake Windermere is only a short walk away at Bowness Bay which is also the home of the Beatrix Potter Museum and where the steamers plough the length of the lovely lake. Further north lies Ambleside and just beyond is Rydal Mount, the much-loved home of William Wordsworth. Journey further on to Grasmere which is the home of the famous gingerbread shop and Grasmere Sports. All of this and so much more bring thousands of visitors each year to this magnificent corner of England.



Owners' Lounge

The present owners acquired Hazeldene in 2019 and during their ownership they have carefully upgraded, re-decorated and refurbished this lovely period property including renewing all five of the showers to the en suite bedrooms and re-surfacing the driveway to the car park.

The Property

Of rendered construction and under a pitched slate roof, the accommodation is laid out on lower ground, ground and two upper floors.

Public Areas

Vestibule. Reception hall with store and laundry cupboards. Breakfast room to seat 10 – a light and airy room with fitted cupboards and feature fireplace.

Letting Bedrooms

5 letting bedrooms to sleep 10, all of which are either King Size or Double rooms.

All have en suite shower rooms as well as central heating radiator, Wi-Fi access and tea and coffee making facilities.

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Letting Bedroom

Owners' Accommodation

The owners have the benefit of a particularly spacious accommodation comprising of lovely lounge/dining room with laminate flooring, attractive fireplace and fitted cupboards. Hallway with store cupboard and double bedroom, bathroom with over bath shower and utility room being part tiled. The owners' accommodation could easily be re-configured to suit different family needs as required.

Service Areas

Fully fitted kitchen with a full range of modern fitted units and extractor.

Outside

At the front is a small garden area while to the rear is a delightful, raised garden with patio. There is also a detached garage and storage shed/workshop and five car parking spaces to the rear.

Services

South Lakeland District Council at Kendal (01539) 733333.

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



Letting Bedroom

Website

www.hazeldeneguesthouse.co.uk

Trade

Mean turnover over the last 5 years was between £65,000 and £70,000 per annum with a net profit of around 50%.

Lease

The property is held on the residue of a 12 year lease from 2010 on a Full Repairing and Insuring Basis with 3 yearly rent reviews at a current rent of £1,103 pcm. A new lease is immediately available at the end of the term.

Price

Offers around £199,000 are invited for the leasehold property 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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Garden and Garage



Letting Bedroom



Letting Bedroom



Car Park

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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

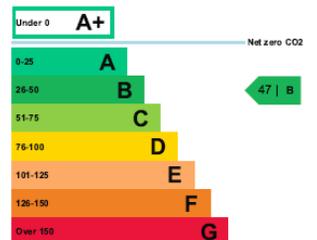
Leave the M6 Motorway at J36 and take the A590/591 to Windermere. Turn left into the village and continue through the retail area and continue down to Bowness Village. Just before the main retail area, Hazeldene will be seen on the right-hand side of the road.

Further Information

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



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