

The Boundary

Lake Road, Windermere, LA23 2EQ

Colliers



- Luxury self-catering holiday home
- Located in prime trading position in the Lake District National Park
- 7 stylish and individual en suite letting bedrooms sleeping 14
- Spacious dining kitchen with outdoor BBQ and seating area
- Easily managed and profitable investment opportunity

£925,000 - Freehold

Viewing is strictly by appointment through Colliers

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The Boundary, Windermere



Located in the heart of Windermere, The Boundary is a luxury self-catering holiday house providing sumptuous accommodation for up to 14 guests in seven stylish and individually styled en suite letting bedrooms. The home offers all of the amenities including a cosy lounge set around a wood burning stove, small sun lounge, spacious dining kitchen with bi-folding doors opening to on to an outdoor BBQ and seating area. Due to its vicinity in the village, there are dozens of bars, restaurants and local shops for its guests to explore within a short walking distance, which add to its popularity, bringing guests back year after year.

The current owner established the business in 2017 and was one of the first in the locality to offer outstanding luxury self-catering accommodation to cater for a growing demand for independent travellers offering a true alternative to traditional guest house and hotel accommodation. The demand has grown quickly, and the trend is set to continue, making this a fantastic and profitable business with minimal management and input for its future owners.

THE PROPERTY

The Boundary is a semi-detached 4-storey property under a slate roof.



To many Windermere is the essence of Cumbria - The Lake District. The longest of the lakes and largest in England, it proudly lies amid a breath-taking backdrop of forest and fell. To its East lies the honeypot tourist villages of Bowness and Ambleside and on to Grasmere, while to the West you can lose yourself in a haven of tranquillity and quiet charm, which drew Beatrix Potter to come and live at Sawrey. Whether a seasoned high-level walker out for felltop vistas or just a stroll by the lake shore, this beautiful area of the Lake District National Park brings an ever-increasing number of tourists to the area throughout the year.

ACCOMMODATION

From the main entrance a door leads into a vestibule then into the hallway. There is a small sun lounge with seating for around 5 with the main lounge located next door, with sofa seating for around 10 guests set around a modern wood burning stove, and picture bay window. Downstairs is the spacious dining kitchen, with a large table set for 14 guests and large bi-folding doors which open on to an outdoor BBQ and raised seating area. There is a TV lounge, and two dry storerooms.

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BEDROOMS

There are a total of 7 stylish double en suite letting bedrooms, sleeping 14, located on the ground, first and second floor. All rooms are sumptuous with modern styling, some offering flat screen TVs, modern en suite bathroom and showers, and some with free-standing baths and twin sinks for that touch of luxury.

OUTSIDE

To the front of the property is a carpark for up to 4 vehicles. At the rear is an outdoor BBQ and seating area constructed of traditional Lakeland stone.

LITTLE HOUSE

Located to the rear of the guest house is a small house of local construction comprising lounge with kitchen/sitting room and bathroom. To the upstairs is the bedroom. This property is subject to a local occupancy clause and is currently rented out on a short-term tenancy for £550 per calendar month.

SERVICES

All main services are connected. The property has gas central heating.

WEBSITE

www.boundaryonline.com

TRADE

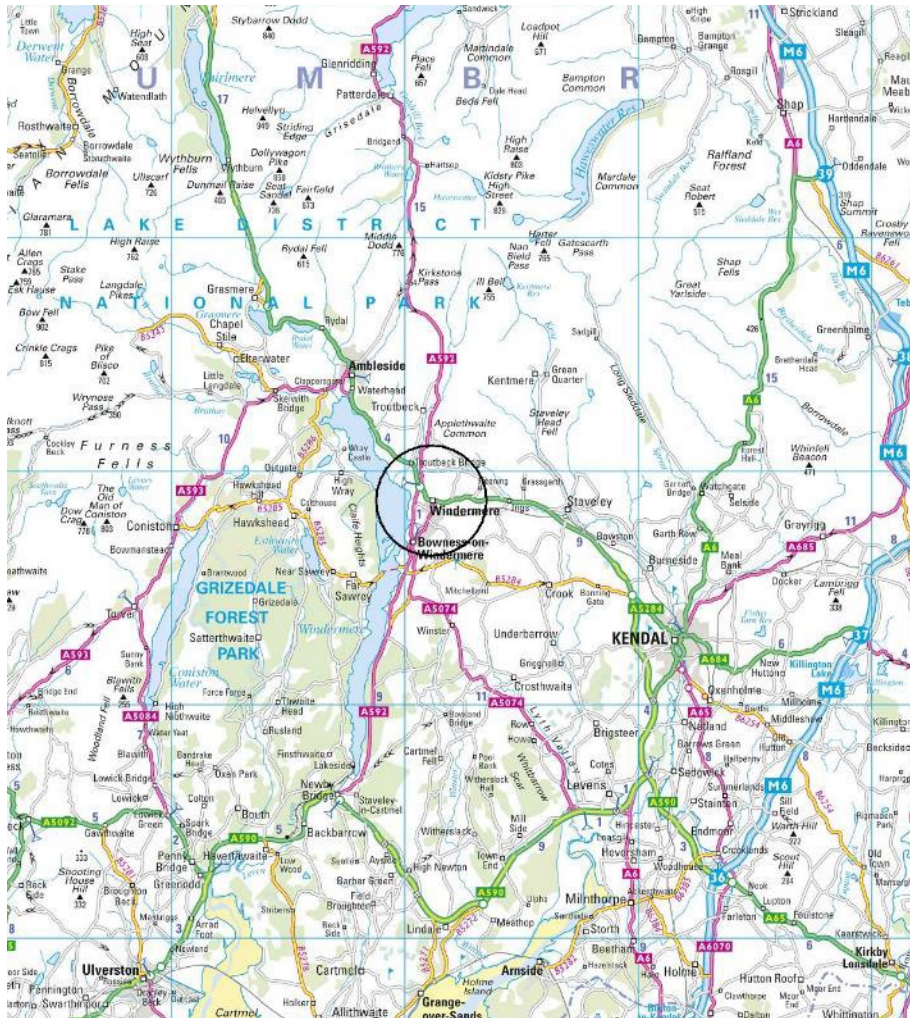
Pre-COVID P&L accounts provided by the owner accountant for the period ended 5 April 2019 shows sales (net) of £83,910 with an adjusted trading profit of approximately £47,287 after the owner's one-off and exceptional costs. Post-COVID P&L accounts for the period ended 5 April 2021 of £61,662 with healthy profits. Further trading accounts can be made available to any serious parties upon request.

PRICE

£925,000 for the freehold, complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



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TO VIEW

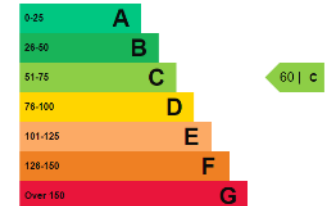
All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights.

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.

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:



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