

The Westbourne

Biskey Howe Road, Bowness-on-Windermere, Windermere, LA23 2JR



For Sale



- Delightful character Lakeland guest house
- 9 beautifully appointed en suite bedrooms & 1 suite
- Car parking and staff/owners' accommodation
- £178,000 (net) T/O – profits over £105,000 for a 7-month trading period

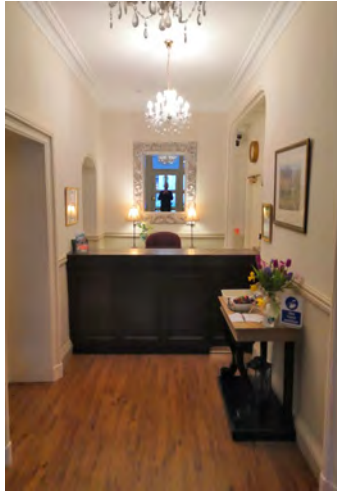
**Offers around
£1,150,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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

colliers.com/uk/hotels

The Westbourne, Bowness



A delightful and imposing character, Victorian property, The Westbourne is reputed to have been built in 1888 as a gentleman's residence of immense charm and character and at one time was owned by a local parish priest. Its warm and spacious character made it an ideal guest house, now benefitting from 9 letting bedrooms and a detached cottage designed as a 2-storey suite. The present owners choose to live off-site, but owners' accommodation could very easily be configured from two ground floor bedrooms and incorporate the staff accommodation if desired. The whole property has been appointed to a particularly high standard to achieve high turnover and profitability.

The Westbourne is conveniently located only a short walk from Bowness Village and Lake Windermere and is just tucked away from the main thoroughfare. Framed by glorious woodlands and watchful fells, this Area of Outstanding Natural Beauty attracts thousands upon thousands of visitors over an ever-increasing tourist season. The area is renowned for firing the passions of Wordsworth, Southey and Coleridge and was the inspiration for Beatrix Potter who lived much of her life on the far side of Lake Windermere at Sawrey. More recently, Alfred Wainwright – whose framed pictorial guides have been the mainstay of the Lakeland fell walkers- took inspiration from the fells and lakes. With its easy access to the M6 and its ease of travel further into the National Park, Bowness is the ideal place to stay and enjoy

this wonderful corner of England.

The Westbourne was acquired by the present owners in 2011 and during their ownership they have very significantly upgraded this lovely guest house. They created the suite from a former garage, installed a new fire alarm system, refurbished the bathrooms and bedrooms as well as completely redecorated and re-carpeting to an exceptionally high standard. Hand in hand with this refurbishment, the website has been upgraded to assist in helping achieve a very healthy turnover and profitability. Having enjoyed their many years of ownership at The Westbourne, the owners are looking to retire.

THE PROPERTY

Constructed in traditional Lakeland style, of local stone walls and a slate roof, the accommodation is laid out on lower ground, ground and first floor.

PUBLIC AREAS

Covered porch. Reception Hall with laminate flooring. Breakfast Room currently laid out to seat 12. Residents Lounge with feature log burning stove and wide return staircase to the upper floor. Conservatory having a laminate floor and currently laid out to seat 4.

The Westbourne, Bowness



The Westbourne, Bowness

LETTING BEDROOMS

9 letting bedrooms and 1 suite to sleep 21.

All of the 9 double rooms have en suite shower rooms while the suite has a spa bath/shower.

All bedrooms have central heating radiator, flat screen TV and tea and coffee making facilities.

STAFF/OWNERS' ACCOMMODATION

Double bedroom with en suite bath/shower room. Lounge area, currently used as an office.

SERVICE AREAS

Kitchen with a range of fitted units, non-slip flooring, inset lighting and extraction. Rear scullery and wash-up. Utility room with tiled floor and rear access.

OUTSIDE

Tarmac car parking areas to the front and side for 10 vehicles with mature trees and herbaceous borders. Sunny decking area.

SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains water, drainage, electricity and gas. Gas-fired central heating. The property was fully double glazed in recent years by the current owners.

WEBSITE

www.Westbourne-lakes.co.uk

TRADE

Certified accounts from the owners' Chartered Accountants show trading profits (before finance costs, depreciation and owners' remuneration) of over £105,000 for the year ending 31 October 2021 on (net flat rate VAT) turnover of £178,000.

These figures are based on a reduced year of 7 months operation due to Covid. Please also note that in recent years the owners have chosen to operate the guesthouse with a full-time manager and 3 part-time staff. New owners could substantially increase profits by being more involved in the business on a day-to-day basis.

PRICE

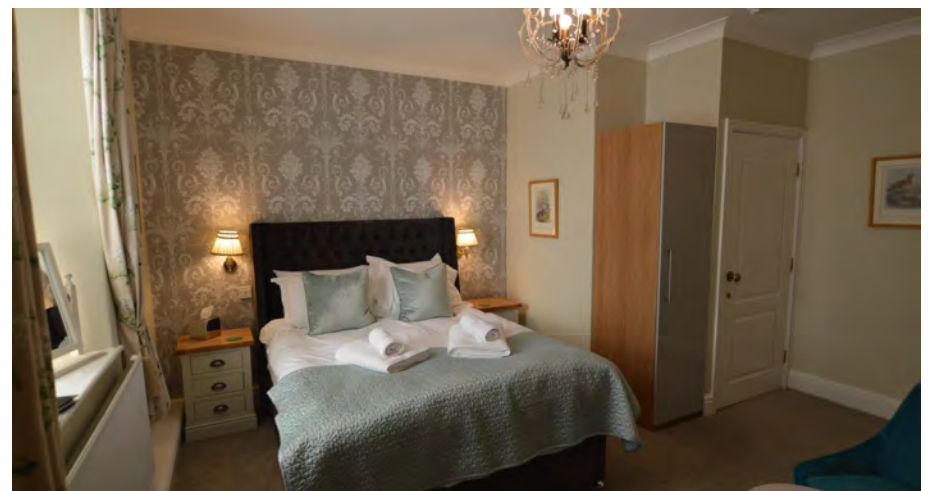
Offers around £1,150,000 are invited for the freehold complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

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.



The Westbourne, Bowness



The Westbourne, Bowness



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.

TO VIEW

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

DIRECTIONS

Leave the M6 at J36 and travel north on the A590/591, turning in to Windermere Village. Continue through the main retail area and down to Bowness. Just before the main retail area, turn left into Biskey Howe Road and The Westbourne will be seen prominently on the left-hand side after approximately 300 yards.

For further information, please contact:



Haydn Spedding

T: 07881 914867

E: haydn.spedding@colliers.com

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (March 2022) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.