



**HACKNEY  
& LEIGH**  
Sales



## Penrith

**Offers Over  
£550,000**

A most substantial sandstone built nine bedroom Victorian town house successfully trading as an outstanding luxury guest house with inclusion in the Michelin Guide and five star gold awards from the AA.

Brooklands Guest House  
2 Portland Place  
Penrith  
Cumbria  
CA11 7QN

Property Ref: P0096

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Dining Room



Sitting Room



Bedroom

A most substantial sandstone built nine bedroom Victorian town house successfully trading for twenty two years as an outstanding luxury guest house with inclusion in the Michelin Guide and five star gold awards from the AA as well as rated the number one guesthouse in Penrith on TripAdvisor.

Offering generously proportioned, exceptionally well appointed and immaculately presented accommodation throughout, Brooklands enjoys a prime side street location within Penrith town centre and would be equally suitable as a large private residence.

This attractive five story property was originally built in 1874 as a gentleman's residence and has retained much of the original Victorian charm and period features. The current owners have refurbished the property to a very high standard including eight modern ensuite bedrooms, re-roofing, re-wiring and updating the hot water and central heating system. The work done by the current vendors provides flexibility with regard work life balance and leaves the option to drive the business forward with further potential or to make use of a greater proportion of the building for living accommodation and yet still provide an income.

Situated in the Eden Valley at the gateway to the northern Lake District and only six miles from Lake Ullswater at Pooley Bridge, Penrith is well connected with major national road and rail links. The A66, A6 and M6 bypass the town centre and the railway station is served by the West Coast main line with direct travel to London and other major cities.

This is an excellent opportunity to purchase a strongly established business in a thriving town close to the Lake District National Park.





Bedroom

**Tenure** Freehold.

**Services** Mains water, gas, electricity and drainage. Gas central heating to radiators.

**Business Rateable Value** £6,600.

**Council Tax** Owners' accommodation A.

**Energy Performance Certificate** The full energy performance certificate is available on our website and also at any of our offices.

**Directions** From the A6 Stricklandgate in Penrith town centre proceed and turn left onto Portland Place and Brooklands Guest House is located in the row of terrace houses on the left.

**Viewings** By appointment with Hackney & Leigh's Penrith office.

**Contents** The Guest House contents are available by separate negotiation.

**Price** Offers over £550,000 invited.



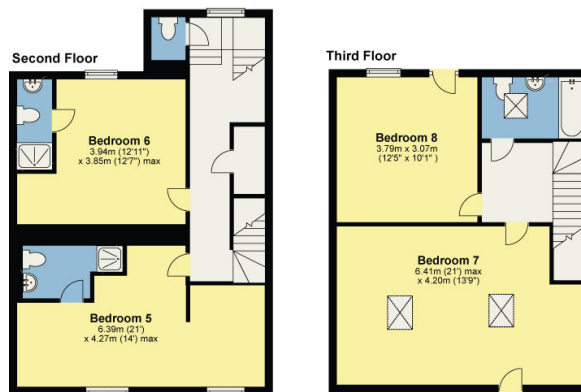
Bedroom



Twin Bedroom



Total area: approx. 326.4 sq. metres (3513.1 sq. feet)  
For illustrative purposes only. Not to scale.



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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.