

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ambleside

£199,500

The Lakes B & B, 12 Church Street, Ambleside, Cumbria, LA22 0BT

This unique property provides a superb opportunity in the heart of Ambleside to run your own B&B or even a small tea room, gift shop or similar and includes excellent owners accommodation. A new lease is available for 7 years at a rent of just £13,440 pa, which when you consider that this includes the letting rooms, owners accommodation and the former shop, represents exceptional value. The accommodation includes the former shop now in use as a breakfast room, the owners living room, kitchen and shower, 6 bedrooms (4 en-suite) basement rooms, parking for 2 and pretty gardens together with a former garage/workshop with potential.

If you are seeking a lifestyle change, toying with semi-retirement or just fancying a new challenge, this could just be the perfect answer.

Quick Overview

Brand new 7 year lease available

Rent £13,440 pa.

Superb B&B letting including a former shop
and owners accommodation

6 Bedrooms, 4 ensuite plus owners shower.

Superb potential in village centre location

Excellent online reviews and reputation

Pretty rear garden with excellent
storage/workshop provision

Wonderful lifestyle opportunity with great
views

Off road car parking for two plus 2 resident
scheme permits

Superfast (80Mbps) Broadband Available*



6



5



2



C



Superfast
Broadband



Off Road Car
Parking for 2

Property Reference: AM3881



Breakfast Room



Living Room



Owners Bedroom 1



View from Bedroom 1

Location The Lakes B&B is situated in the very heart of the Ambleside with all shops and amenities close at hand, and the local park and putting green just 100 yards away and plenty of public car parking provision in the vicinity. Church Street is approached off Lake Road by turning right at The Royal Oak Inn. The property is situated on the right hand side towards the bottom of the road close to the very heart of this popular and much loved market town.

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The entrance hall leads you to this former retail shop, now a comfortable guests breakfast room at the front, whilst to the rear is the owners private living room, beyond which is the kitchen. There is also a utility area and a shower room on the ground floor. The first floor includes three bedrooms, one having view to Loughrigg with modern en-suite shower room, plus a separate WC. There are three further modern en-suite bedrooms on the second floor. With each storey the views just get better and better, looking over the historic rooftops of Ambleside past the Parish Church to the Fairfield Horseshoe at the rear and Wansfell Pike at the front. The pretty rear gardens are well supplied with useful stores, including the former stone built garage which makes the perfect home gym, potentially a home office, or simply a store for outdoor gear, bikes etc, a facility much valued by paying guests. This area could provide priceless storage space should you wish to re-open the retail area. There is a residents car parking scheme in operation, with the B&B enjoying two permits, plus car parking immediately in front, and a slightly less easily accessed parking space at the rear.

The current business lends itself to being run very flexibly, with the present owners choosing to only open to a frequency which suits their lifestyle. They choose to only to let 4 of the six bedrooms and operate the former retail space as the guests breakfast room rather than maximise the potential income stream. The potential to significantly increase the turnover is self evident, should you so wish - but with the entire Lake District National Park on your doorstep the temptation to take time to relax and enjoy life must be immense. After all, it is not difficult to meet both the rent and the overheads (which obviously will also include your home running costs) and still have plenty left over without having to open 7 days per week for 40 odd weeks of the year. A more healthy and relaxed lifestyle can, and is, already being achieved. Sounds too good to be true? Come and see for yourself.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Utility Room/Owners Shower

Owners Living Room 13' 10" x 13' 1" (4.22m max x 4.01m)

Kitchen 10' 0" x 5' 6" (3.05m x 1.68m)

Breakfast Dining Room 18' 4" x 12' 4" (5.61m x 3.78m) The room comfortably provides 8 covers.

Lower Ground Floor

Cellar Housing the Vaillant Gas boiler and Santon Premier Plus hot water system.

First Floor

Half landing

Landing

Owners Bedroom 1 12' 7" x 11' 2" (3.85m into bay x 3.42m)

Owners Bedroom 2 12' 5" x 6' 11" (3.80m x 2.11m)

Owners Cloakroom

Guests Bedroom 4 13' 10" x 13' 1" (4.22m max x 4.01m max) With En Suite shower room..

Second Floor

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Guests Bedroom 2 12' 4" x 11' 3" (3.76m max x 3.45m max) With En Suite shower room.

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Property Information

Outside To the rear is a delightful paved yard patio garden, ideal for enjoying an evening glass of wine after a days work. There are fuel stores and a large attached former garage (6.43 x 2.69) which serves as a home gym, office and a very useful store, perfect for safely accommodating guests bikes etc.

Parking There is a parking space to the front and a slightly less easily accessed space to the rear. Two residents car parking permits are available.

Services The property is connected to mains gas, electricity, water and drainage.

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Tenure Leasehold. The property has been in the same family ownership for a good many years and is available with a new 7 year lease on FRI terms at an annual rent of £13,440.

Council Tax/ Business Rates

Council Tax - Owners accommodation - Band A

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Small Business Rate Relief may be available.



Guest Bedroom 1



Owners Bedroom 2



Guest Bedroom 4

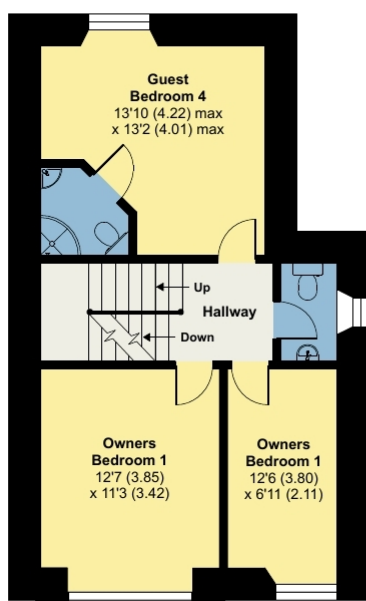
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Approximate Area = 2336 sq ft / 217 sq m

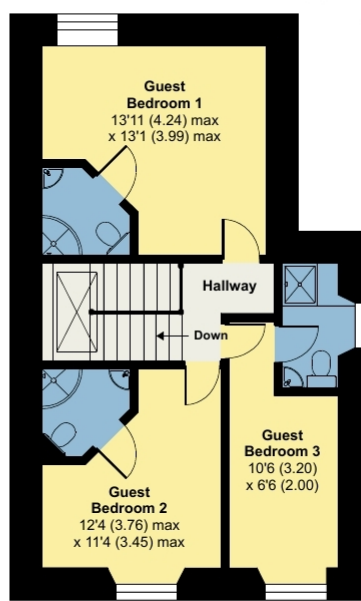
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Total = 2523 sq ft / 234.3 sq m

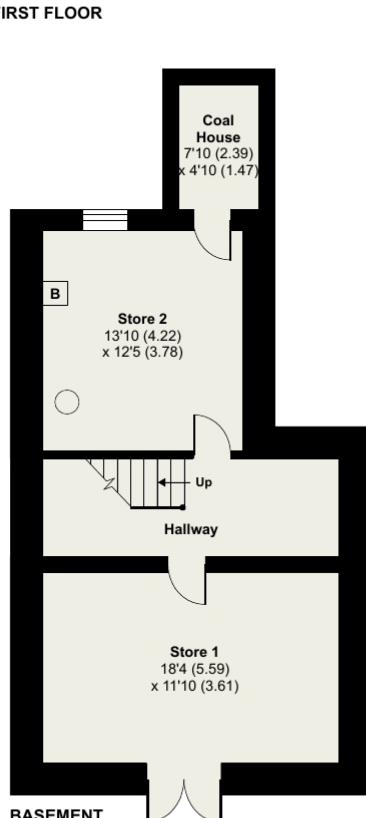
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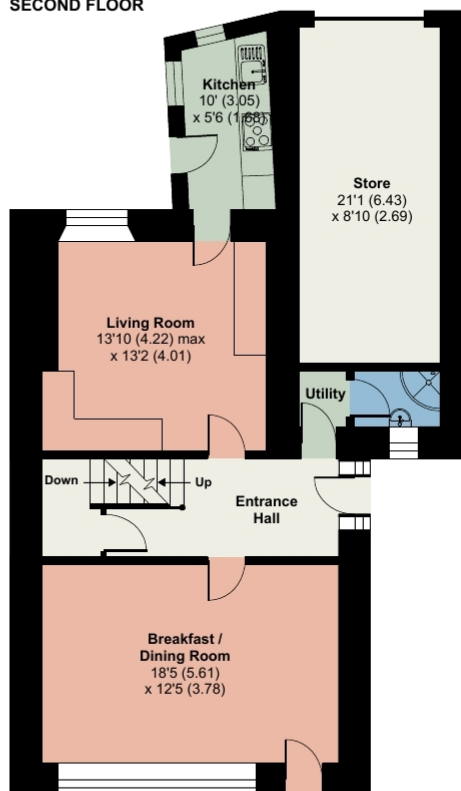
FIRST FLOOR



SECOND FLOOR



BASEMENT



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hackney & Leigh. REF: 872096

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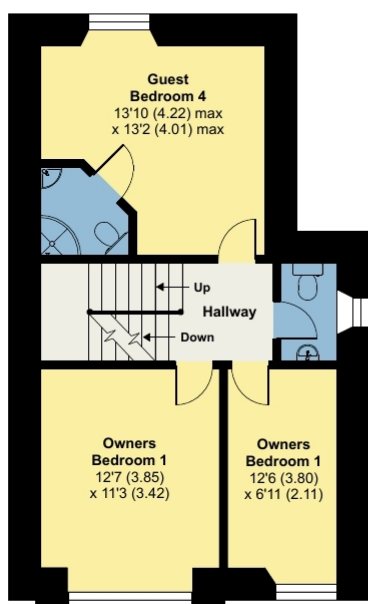
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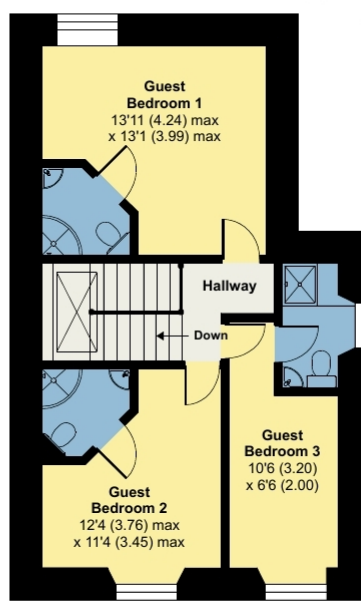
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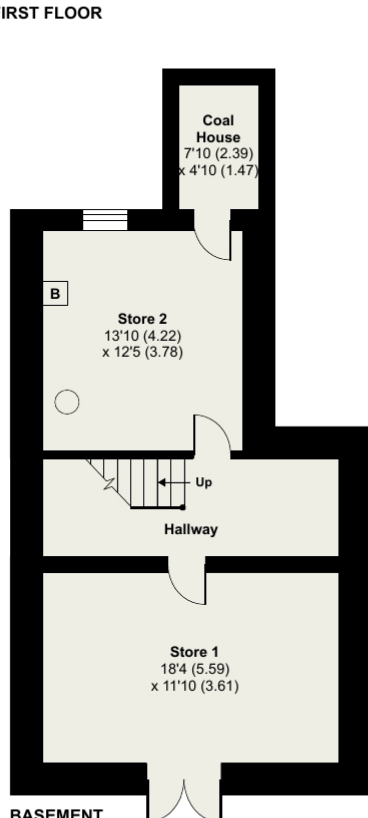
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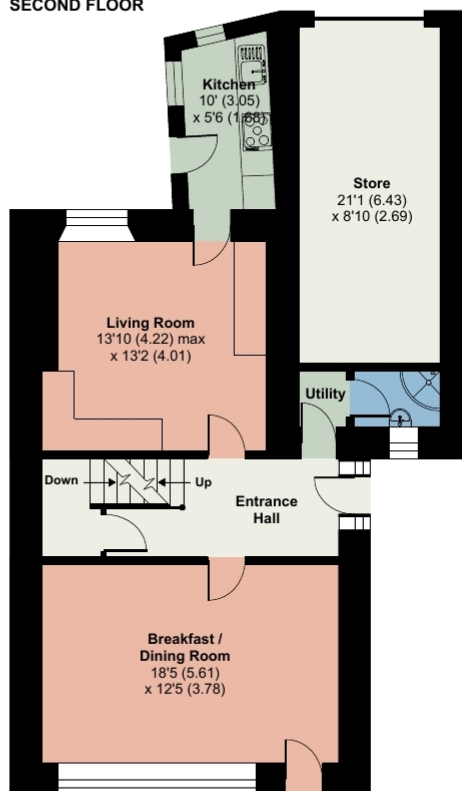
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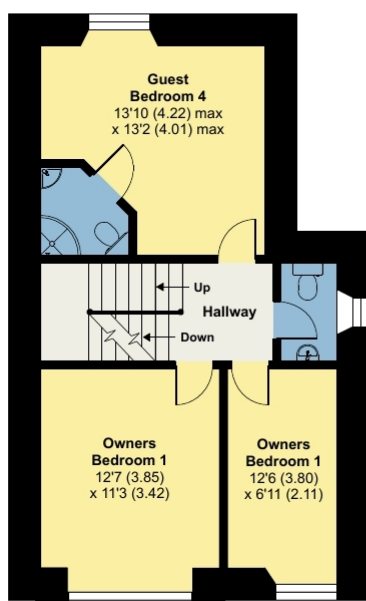
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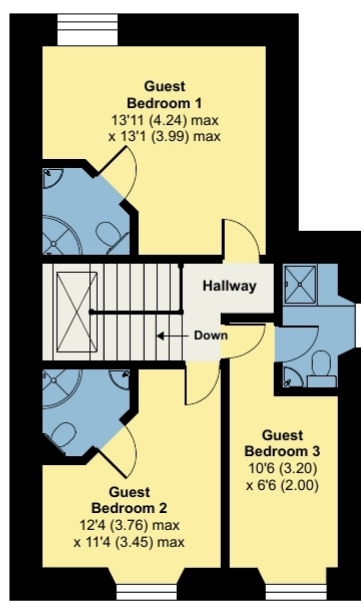
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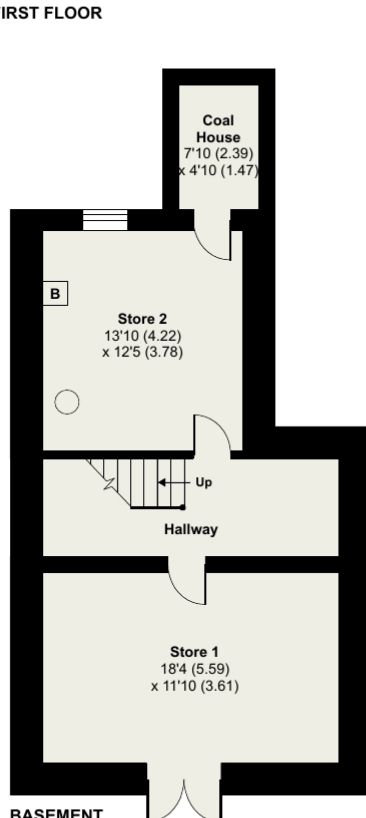
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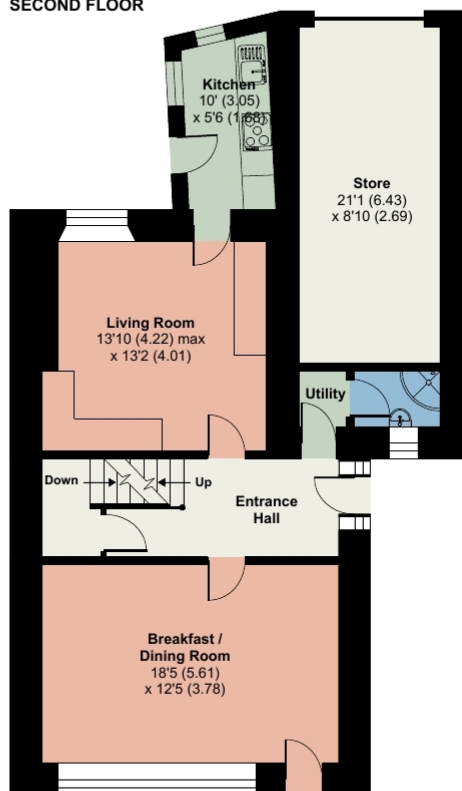
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