



Ambleside

£675,000

Thorneyfield Guest House, Compston Road, Ambleside, Cumbria, LA22 9DJ

Set in the very heart of beautiful Ambleside, Thorneyfield Guest House offers 6/7 excellent letting bedrooms (4 being en suite) plus 1 or 2 private en suite bedrooms (depending on your personal needs) and is a thriving business.

Enjoying some lovely views this attractive stone-built Guesthouse is perfectly sized for being efficiently run by a couple who will enjoy the comfortable owners accommodation provided. The opportunity exists (with planning permission already granted) to alter the layout to create 3 self contained letting units thereby reducing the 'hands-on' daily duties.

Quick Overview

- Superb stone built guest house
- 8 bedrooms with planning permission to alter and create 3 self contained letting units plus owners accommodation
- Comfortable owners accommodation
- Wonderful setting in the heart of central Ambleside
- Excellent lifestyle and business opportunity
- Private patio to the rear
- Walks from the doorstep



8



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Superfast
Broadband



Parking
Permit

Property Reference: AM3969



Owners Living Room



Owners Dining Room



Kitchen



Breakfast Dining Room

Location Situated in the tourist haven of central Ambleside at the heart of the Lake District, Thorneyfield Guest House is superbly placed on the main thoroughfare into Ambleside. It is within walking distance to Lake Windermere's northernmost bay from which an array of watersports, sailing and cruises are on offer.

Located on the one way system just after passing White Platts Park on the main road into the village and before reaching Zeffirelli's Cinema. The property is located on the left hand side of the road as you enter town before the main shopping section is reached. There is short stay (1 hour) free road side car parking opposite.

What3Words ///sweetened.opts.patrolled

Description If you have ever contemplated taking the plunge and making a significant change in your life for the better, then you may well have considered what opportunities there may be for living and working in somewhere as beautiful as the Lake District National Park. If you have, then hospitality makes an awful lot of sense.

The Lake District enjoys an all year round tourist industry, but it does not have to be all work and no play. This attractive traditional stone and slate guesthouse is perfectly proportioned for being effectively run by a couple with the income generated allowing for plenty of free time if desired.

The accommodation is well presented. There are six letting bedrooms (four being en suite) including two family suites. Planning permission has also recently been granted for conversion to 3 self contained letting units plus excellent owners accommodation (ref 7/2023/5041), full details and plans being available at the Ambleside office.

The bright and spacious accommodation is entered via the welcoming entrance hall and gives access to the breakfast dining room currently catering for twelve covers with original bay window. Also on this floor is the office, WC cloakroom, owners lounge and dining room and the kitchen/utility with its gas four oven Aga, and external stable door to the rear patio garden. Also accessed from the kitchen is a stone flagged staircase which leads down to the lower ground floor and the owners double bedroom with en suite shower room. On the first floor is the second owners en suite double room, a family suite enjoying views of St Marys Church and the fells beyond, an en suite twin room and a single guest room with its own separate shower room. On the second floor is another family suite with fell views, a double en suite and a further single with a separate shower room.

The perfect opportunity - size, location, lifestyle - all boxes are ticked- why not come and see for yourself, you never know, Thorneyfield Guest House may just make your dreams come true.

Accommodation (with approximate dimensions)

Entrance Hall



Breakfast Dining Room



Kitchen



Bedroom One



Bedroom Three



Bathroom



Bedroom Four

Breakfast Dining Room 15' 8" into bay x 15' 5" max (4.78m x 4.7m)

Office/ Inner Hall 8' 7" x 7' 4" average (2.62m x 2.24m)
Two storage cupboards

Owners Living Room 13' 9" x 13' 1" (4.19m x 3.99m)
Brick fireplace and alcoves.

Owners Dining Room 9' 11" max x 6' 11" (3.02m x 2.11m)

Kitchen/ Utility 18' 5" max x 9' 0" max (5.61m x 2.74m)
Heatmaster ACV boiler, external stable door to rear.

Seperate W/C

Lower Ground Floor

Owners Bedroom 2 16' 0" into bay x 14' 0" (4.88m x 4.27m) En suite 3 piece shower room.

First Floor

Half Landing

Bathroom

Owners Bedroom 1 19' 4" max x 9' 8" (5.89m x 2.95m)
View of St Marys church and fells, with 3 piece en suite shower room.

Landing Stairs to first floor

Letting Bedroom 1 18' 9" max x 12' 11" max (5.72m x 3.94m) A family room with en suite 3 piece shower room.

Letting Bedroom 2 12' 11" max x 12' 10" max (3.94m x 3.91m) Twin room with view to the front and having an en suite 3 piece shower room.

Letting Bedroom 3 12' 10" x 7' 1" (3.91m x 2.16m)

Second Floor

Half Landing

Shower Room

Letting Bedroom 4 16' 6" max x 13' 0" max (5.03m x 3.96m) Spacious family room with lovely views of St Marys church and Loughrigg Fell beyond, en suite 3 piece shower room.

Letting Bedroom 5 13' 3" max x 12' 4" max (4.04m x 3.76m) 3 piece en suite shower room

Letting Bedroom 6 11' 7" x 7' 8" (3.53m x 2.34m)



Bedroom One



Bedroom Two



Bedroom Four



Bedroom Six

Outside To the rear of the property is an enclosed yard with a patio area. From the yard are lovely views over to Loughrigg. The property enjoys the benefit of one resident car parking permit and one guest permit for a nominal fee. (TBC)

Property Information

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

*Broadband checked on <https://checker.ofcom.org/> 31st July 2023 - not verified

Tenure Freehold.

Council Tax/ Business rates Band - A. The owners accommodation is subject to council tax.

The property has a rateable value of £6,400 with the amount payable for 2023/24 being £3,193.60

The current owners receive small business rate relief, so no charge is currently levied.

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



Enclosed Rear Yard

Notes:

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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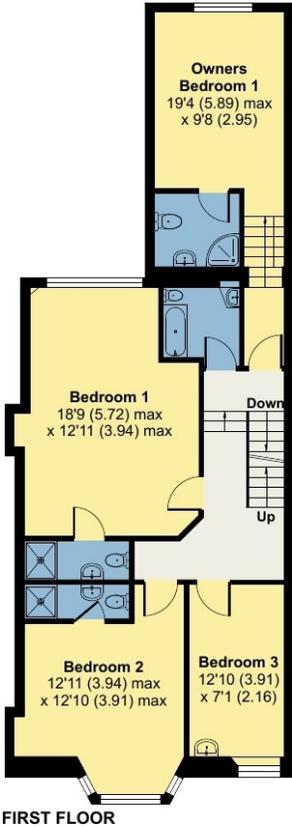
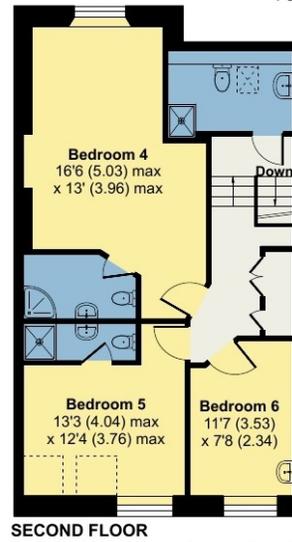
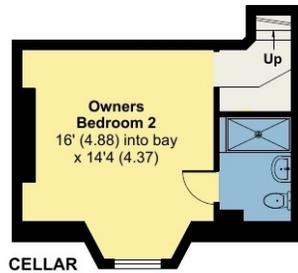
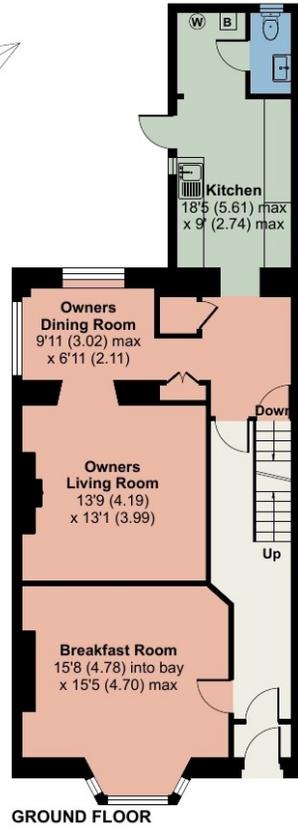
Approximate Area = 2739 sq ft / 254.4 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 2757 sq ft / 256 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1014367

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