



 The Leathes Head



# The Leathes Head

Borrowdale, Keswick, Cumbria, CA12 5UY

## Summary

- Outstanding substantial Edwardian stone-built detached Lakeland property
- Consent for a 5 bedroom principal residence and 3 holiday letting properties providing 9 bedrooms
- Highly Recommended in the 2021 Michelin Guide
- Adjoining range of staff accommodation
- An idyllic Lakeland environment and a haven for a variety of wildlife
- Approximately 2.7 acres of surrounding grounds with beautiful mature landscaped gardens and woodland
- Successfully operating as an established award winning 11 bedroom country house hotel
- Previous winner of Cumbria Tourism's Small Hotel of the Year
- Stunning setting in the Borrowdale valley under 5 miles from Keswick
- Spectacular views to the majestic range of fells and Derwentwater





# Welcome

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An exceptionally rare opportunity to purchase an outstanding substantial Edwardian stone-built detached Lakeland property occupying a superb site comprising approximately 2.7 acres including beautiful mature surrounding private grounds and enjoying a stunning Borrowdale valley setting located under five miles from Keswick with spectacular views to the majestic range of fells and Derwentwater.

Originally constructed in 1909 as a large elegant private residence including fine architectural period features, the property was subsequently generously extended in later years. It currently operates as a successful award winning eleven bedroom country house hotel which was highly recommended in the 2021 Michelin Guide and is a previous winner of Cumbria Tourism's Small Hotel of the Year. The sale of the property is due to the current owners' pending retirement.

In November 2023 planning consent was approved to allow subdivision of the main front part of the building to form a five bedroom dwelling house subject to use as a principal private residence together with three rear adjoining self-contained holiday letting properties which jointly provide a total of nine bedrooms.

Prospective buyers have the option of either continuing the existing use of the property as a country house hotel or implementing the current planning consent to provide a principal residence for owner occupation and earn rental income from adapting the additional rear accommodation as holiday letting properties in a prime location where rental demand is typically sustained all year round.

# History

The Leathes Head has a fascinating history. It was built in 1909 as a large, elegant private house for the daughter of a wealthy Liverpool-based ship builder.

It was named after Leathes Water, one of two 'lakes' submerged when Thirlmere was created around 1894. The Leathes family lived in the Thirlmere valley.

The first owner, ship-builder's daughter Miss Edith Hellon, lived there until 1938 at which time she granted adjacent land to the National Trust. When she died two years later, she left substantial donations to many charities and various sea-related institutions.

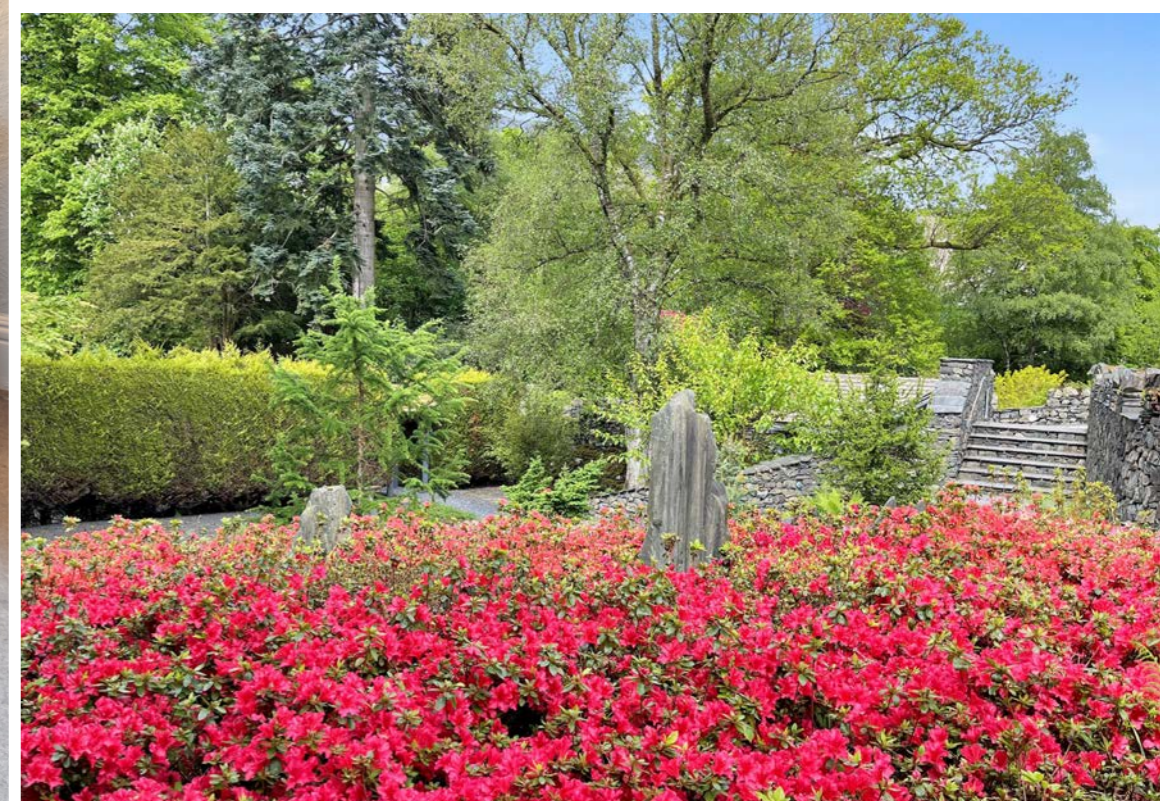
The layout of the original house is very similar to the layout today. Aside from the dining room, lounge, kitchen and scullery, it included an unusual special room – 'the knives and boots room' on approximately the site of the present-day hotel office.

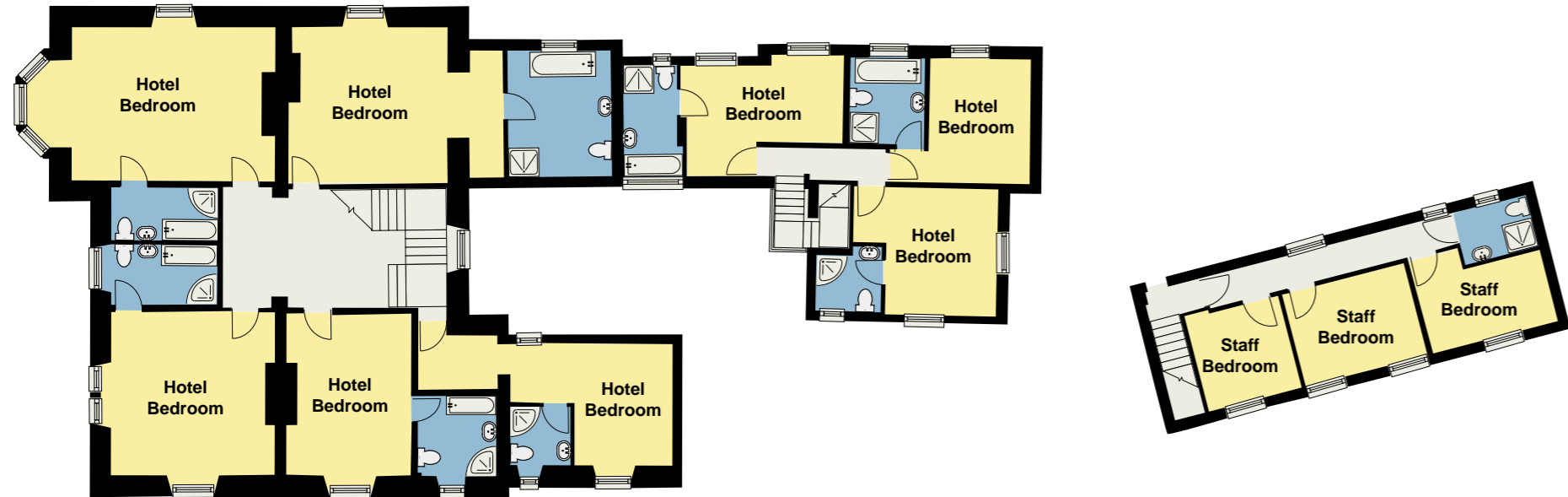
The Leathes Head was lived in by Edith, her cousin Sarah Bromley, a maid and a cook. In later years the property was generously extended.



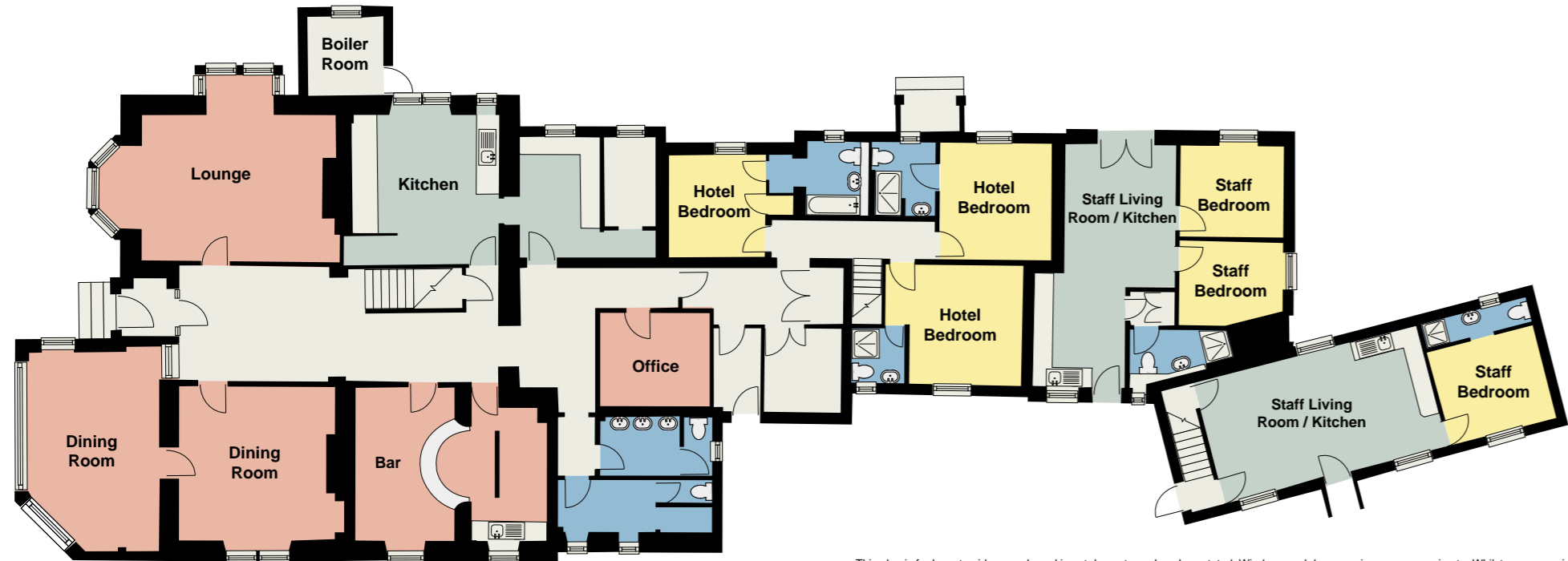








First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KW0314

## Existing Accommodation

### Ground Floor

Porch | Hall | Lounge | 2 Dining Rooms | Bar | Kitchen | Preparation Room | Office | WC Facilities | 3 Bedrooms with En-suite Bathrooms or Shower Rooms | 2 Staff Living Rooms / Dining Kitchen | 3 Staff Bedrooms | 2 Shower Rooms

### First Floor

8 Bedrooms with En-suite Bathrooms or Shower Rooms | 3 Staff Bedrooms | Shower Room

### Externally

Total Site Comprising Approximately 2.7 Acres | Beautiful Mature Landscaped Gardens | Extensive Car Park | Woodland | Laundry Room | Garage | Store





# Proposed Alternative Accommodation

## Principal House

### Ground Floor

Porch | Hall | Lounge | Day Room | Dining Room | Study / Library | Dining Kitchen | Scullery | Utility Room | Boot Room

### First Floor

Bedroom 1 and En-suite Bathroom | Bedroom 2 and En-suite Bathroom | Bedroom 3 and En-suite Bathroom | Bedroom 4 and En-suite Bathroom | Bedroom 5 and En-suite Shower Room

## Holiday Rental Property One

### Ground Floor

Porch | Hall | Utility Room | Bedroom 1 and En-suite Bathroom | Living Room / Dining Kitchen

### First Floor

Bedroom 2 and En-suite Bathroom | Bedroom 3 and En-suite Bathroom | Bedroom 4 and En-suite Shower Room

## Holiday Rental Property Two

### Ground Floor

Living Room / Dining Kitchen | Bedroom 1 | Bedroom 2 | Shower Room

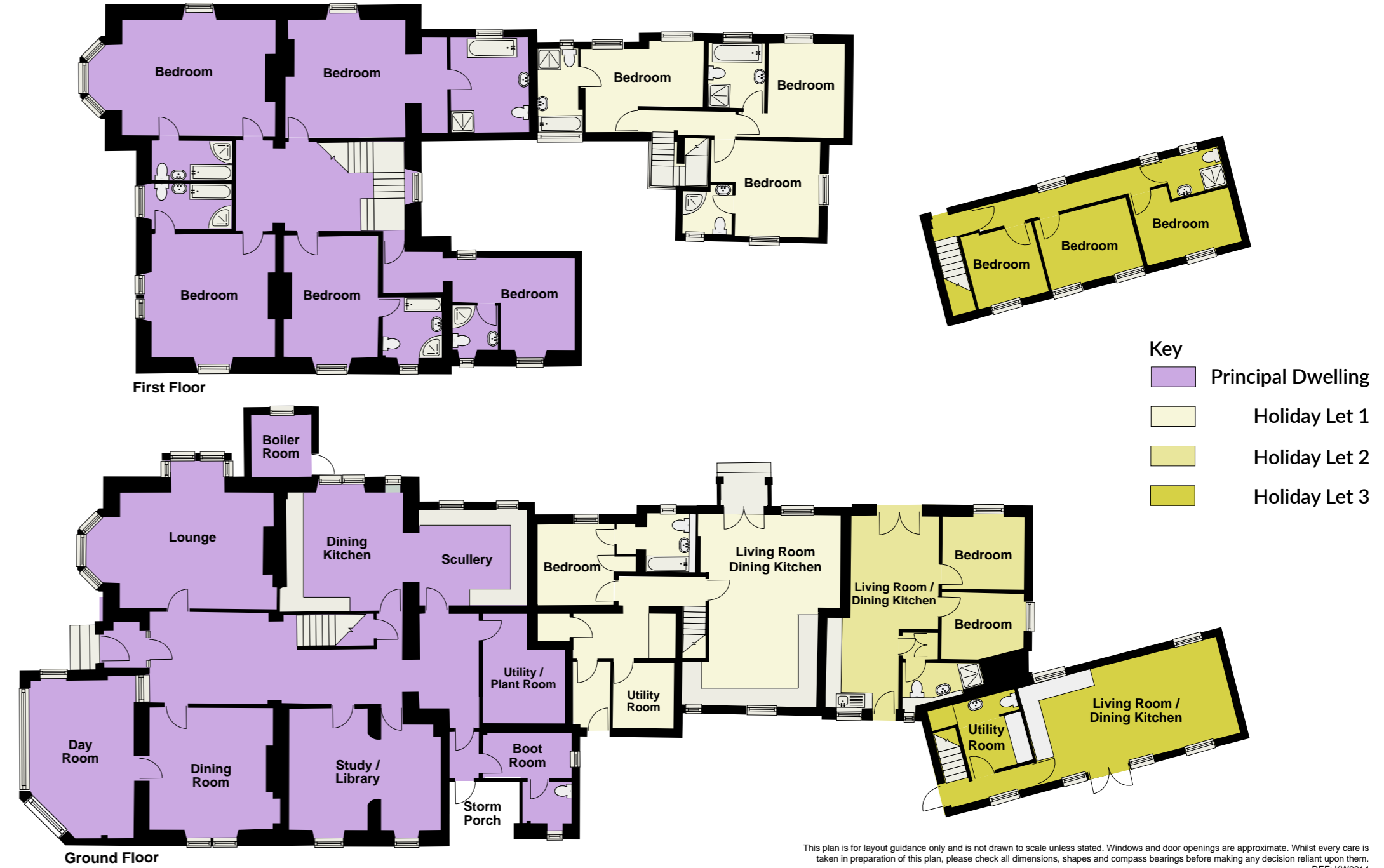
## Holiday Rental Property Three

### Ground Floor

Hall | Utility Room | WC | Living Room / Dining Kitchen

### First Floor

Bedroom 1 | Bedroom 2 | Bedroom 3 | Shower Room



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## Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout on the B5289 towards Borrowdale and the entrance driveway to the property is situated on the left after passing the Borrowdale Hotel.

## Planning

In November 2023 planning consent was approved under reference 7/2023/2216 to allow the main front part of the building to form a five bedroom dwelling house subject to use as a principal private residence (disallowing second home and holiday letting use) together with three rear adjoining self-contained holiday letting properties which collectively provide a total of nine bedrooms.

## Important Information

### Services:

Mains water and electricity. Private drainage. Oil and Calor Gas central heating.

### Current Rateable Value:

Hotel and premises rateable value from April 2023 is £132,500.

### Energy Performance Certificate:

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

### Tenure:

Freehold.

### What3words:

/// confident.prettiest.heckler





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& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Keswick office:**

Call us on 017687 41741

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