



**Hayward
Tod**

6 Bedroom, 6 Bath Bed & Breakfast | Shore Gate House | Bowness-on-Solway | CA7 5BH

£595,000





Prime sea front location in a popular village at the start of the Hadrian's Wall Path. Currently a strong performing award winning Guesthouse with five en-suite lettings bedrooms, plus en-suite owners bed, but would make an equally appealing large family home. Generous gardens, double garage and fabulous sea views.

entrance hallway and stairs | W.C. | cellar | dining room | sitting room | living room | kitchen | six en-suite bedrooms | large gravelled driveway | garden | summer house | detached double garage | EPC pending | council tax band TBC | oil fired central heating | mains water, electricity and drainage | freehold

APPROXIMATE MILEAGES

Carlisle 13 | Wigton 10 | Silloth 16 | M6 motorway 13 | Keswick - North Lakes 30 | Newcastle International Airport 69

WHY BOWNESS-ON-SOLWAY?

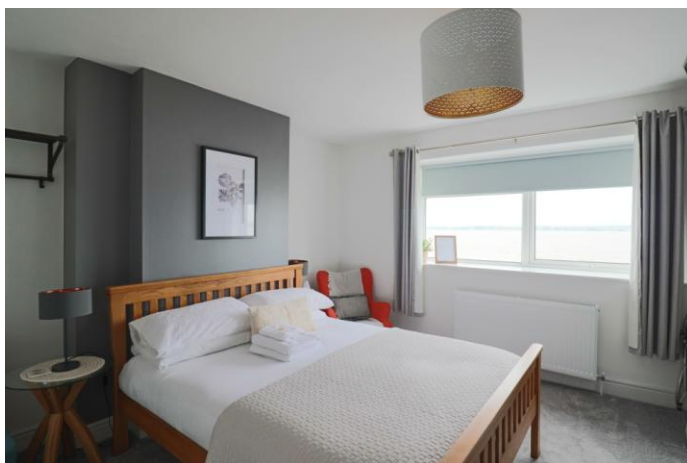
A pretty village with a good community spirit, beautifully situated on the Solway Coast in a designated AONB. The start of the Hadrian's Wall Path; the village is popular with walkers and cyclists as well as bird watchers. The village benefits from a Pub, Cafe and Bistro. Despite its rural situation the property is also readily accessible for the wider region with Carlisle and the Lake District with both being within a short drive.

ACCOMMODATION

Currently utilised as a strong performing Bed & Breakfast with five en-suite letting rooms, Shoregate benefits from strong occupancy and repeat business. The property is prominently positioned and favoured by Wall walkers. Having undergone considerable renovations and improvements at the hands of the current owners the property is ready to be sold as a going concern with the benefit of forward bookings, however it would make an



equally wonderful large family home. The current configuration allows the owners to have an en-suite bedroom and the smaller sitting room for themselves whilst leaving guests the use of the dining room and larger sitting room. All of the letting rooms have en-suite showers and all but one have fabulous direct or side sea views. The fantastic position right on the coast is fully taken advantage of thanks to the large side garden, where you will find a Scandinavian style hot tub and a summer house. There is a generous parking area for guests and an EV charging point. At the rear of the property is a large paved patio and a detached double garage.



Floor plan to follow

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtd.co.uk
haywardtd.co.uk

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.