



Lazyday House and Cottages

West Fishwick, BERWICK-UPON-TWEED, TD15 1XQ



A one off opportunity to combine a fantastic family home with an established and very exciting business venture which already has clear routes for growth and expansion. The land in total extends to over six acres and currently houses three, 5* Scandinavian holiday lodges with permission in place for a further three.



Lazy Day House and Cottages presents a truly unique and one off lifestyle opportunity; perfect for those seeking a change of pace with the option to combine home/family life with a successful business which also provides plenty of scope for further growth and expansion. In total the site extends to approximately 6 acres and currently provides a very attractive and well-designed detached family home, complete with private garden, woodland and a detached double garage, in addition to three top of the range timber self-catering holiday cabins of Scandinavian design , all boasting a 5* rating and permission in place for a further three cabins.

OVERVIEW

- Opportunity to combine home/family life with a successful holiday let business
- Rare lifestyle opportunity
- Established, successful business with expansion opportunities
- Currently there are three 5* Scandinavian timber holiday cabins
- Current permission for an additional three holiday cabins
- Approximately 6 acres of land in total
- A very smart, well-proportioned family home
- Excellent location close to Berwick, Paxton House and the infamous River Tweed

LAZY DAY COTTAGES

Lazy Day Cottages has been run until recently as a successful holiday let business. Positioned in the heart of Berwickshire countryside and only a few miles from Berwick Upon Tweed where there is excellent road and rail links to the north and south, as such, as a business, Lazy Day Cottages is perfectly placed to capture those that are looking for a peaceful and relaxing country break. With the rising popularity of 'staycations' it is believed that there is definite scope to grow and expand the business and indeed there is currently planning permission in place for the erection of a further three cabins on site, giving the option to double the capacity of the business relatively easily. The exclusive holiday cabins which are named after Scottish Whiskeys, 'Tomatin', 'Strathisla' and 'Bunnahabhain' are all finished and presented to the highest quality, each with the luxury of under floor heating, wet rooms and decked terraces not to mention their own private hot tubs and saunas. As mentioned

there is currently permission in place to erect a further three holiday cabins which clearly demonstrates the possibilities available to grow the business further. Opportunities such as this are rare and hard to find and for those seeking to strike their own work/life balance there is the opportunity here to pick up the reins from the current owners and build on their previous successes. The parkland which extends around the lodges provide woodland areas with peaceful woodland walks as well as a natural pond. Perfect for those looking to escape the hustle and bustle and re-charge within glorious surroundings.

LAZY DAY HOUSE

The main house sits to the far end of the site and backs on to a lovely private woodland area. The position of the property is perfect as a family home as it enjoys plenty of its own space and privacy yet, is the ideal on-site base from which to operate the holiday business. The property itself has been finished to an excellent standard and features an attractive timber clad design to the exterior which ensures plenty of character and kerb appeal. The interior design has been thoughtfully planned and the layout fits perfectly with modern family life, boasting an impressive open plan living arrangement. The main hub of the home centres around the large family dining kitchen which opens into a dining/lounge area and in turn a sitting/family room. This space flows really well and provides a sociable yet cosy space with the added benefit of bi-folding doors giving a direct connection to the rear garden and woodland areas. Extending towards the rear of the property, off the kitchen is a useful utility room, cloakroom, dedicated home office (with its own private external access too) and large store room/workshop. The bedroom accommodation on the ground floor provides two large double bedrooms, one of which features patio doors leading directly to a private external decked terrace. Both bedrooms are served by an extremely smart and well-appointed bathroom in addition to a further cloakroom situated just off the hallway. The upper accommodation continues to boast generous proportions with two spacious double bedrooms to either end of a large landing; both with dual aspect windows and built in storage. The central bathroom provides a real touch of luxury – complete with free standing roll top bath and large double shower cubicle. Externally, as well as an expanse of private parking there is a detached double garage with store room over, which could easily be altered to provide a games room or such like if desired. In addition, within the wooded area to the rear, there are foundations already in place for the creation of a separate office building

should the purchaser desire.

DIRECTIONS

From the A1 bypass around Berwick Upon Tweed, take the B6461 signposted 'Paxton'. Continue on this road travelling past Paxton House. Lazy Day Cottages is located off the B6461 a few miles further on from Paxton House

SERVICES

Mains water; electricity. Private drainage. Oil fired central heating to the lodges. LPG central heating to the main house.

TRADING AND ACCOUNTS

Whilst not currently trading, Lazy Day Cottages has been operated as a successful holiday let business until very recently. In their last financial year of trading the business had a turnover of £?? And generated a net profit of around £22,000. Full trading accounts can be made available to seriously interested parties upon request.

COUNCIL TAX

Band F

ENERGY RATING

Rating D

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





Property Shops **01573 225999** • Kelso • Selkirk • Duns • Eyemouth
Hastings Legal Services **01573 226999**