



Littlebeck Warren

Luxury 8 bedroom guest house
located in the Western Lakes

Hayescastle Road, Distington, Workington, Cumbria,
CA14 5YB

Freehold Offers Over £560,000

Ref: 95184

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Reputation & Location

Detached character property

Beautifully appointed throughout

Eight individually styled en suite letting rooms

Bar and sunroom

Lawned garden/off-road parking

Net sales between £50,000—£70,000 per annum

Littlebeck Warren is located in the Common End part of Distington between the West Cumbrian towns of Workington and Whitehaven. The village is situated in the Western Lake District and offers easy access to the National Park and Solway Coast AONB. The property is located alongside the B5306 which links to the A595 to Carlisle to the north and the Furness Peninsula to the south. The A66 to the east provides links to Cockermouth, Keswick and Penrith. Distington has a good transport system with four train stations within easy reach, all operating on The Cumbrian Coast Line.

This charming guest house is set over two storeys under a pitched slate roof and dates back to the late 1800s. The property was originally three cottages and offers much character and charm throughout, with exposed ceiling timbers and exposed brick walls. It has been subject to much investment and provides luxury and stylish accommodation throughout.





Trade Areas

GROUND FLOOR:

PORCH with slate flooring leading to RECEPTION HALLWAY with check-in desk, central oak staircase, wood panelled walls and exposed ceiling timbers. BREAKFAST ROOM with seating for 10, exposed brick walls and carpet flooring, giving way to a CONSERVATORY AREA with seating for 10 and access to the rear garden. DINING ROOM offering 8 covers with bespoke wood furniture. BAR/LOUNGE on split levels with French doors leading to the garden. Freestanding wooden bar with quarry tiled floor to the bar area. Fully-equipped TRADE KITCHEN with tiled floor, fitted wall and base units and PREP and WASH-UP AREAS.

Generous sized DOUBLE GARAGE which is currently used for storage and as a UTILITY ROOM . WC. STOREROOM.



Letting Accommodation

GROUND FLOOR:

THE WOODEN ROOM: a large room with TWIN/SUPERKING bed and generous sized EN SUITE with freestanding bath and walk in shower.

FIRST FLOOR:

The SILVER ROOM: JUNIOR SUITE which is triple aspect and includes a Juliette balcony overlooking the small woodland area. Beautifully appointed throughout with sofa, TV area and oval bed.

THE GLASS ROOM: KINGSIZE room on split levels with glass themed EN SUITE BATHROOM with shower cubicle.

THE MARBLE ROOM: featuring KINGSIZE bed, stylishly presented throughout with a luxurious feel. Freestanding bath and shower to the EN SUITE.

THE PORCELAIN ROOM: DOUBLE ROOM which can be reconfigured to provide a TWIN ROOM. Sofa and EN SUITE featuring freestanding bath and walk-in shower.

THE SLATE ROOM: a contemporary room with natural grey tones, KINGSIZE bed and slate fireplace. The EN SUITE features a hand-cut basin with wall mounted tap and walk-in shower.

THE STONE ROOM: a TWIN/SUPERKING ROOM offering views of the garden and stream. The EN SUITE features an exposed sandstone wall, freestanding bath and shower area.

THE COPPER ROOM: a SUPERKING or TWIN BED room with an EN SUITE featuring a handmade copper bath and wash basin with separate, extra large, walk-in shower.





Owners' Accommodation & External

OWNERS' ACCOMMODATION

To the ground floor and featuring; LOUNGE with French doors leading out to the garden, DOUBLE BEDROOM and EN SUITE BATHROOM with walk-in shower and freestanding bath. This accommodation could also be utilised as a short-term holiday let.

EXTERNAL

Three beautifully presented enclosed GARDENS with split level PATIO AREA with pergola and trellis. Wood constructed sheltered seating area and small woodland area offset. To the front of the property is parking for 6-8 vehicles and access to the double garage.





The Business

Littlebeck Warren offers the perfect opportunity to acquire a four star, boutique B&B which is well-established and boasts an excellent reputation. Room tariffs range from £95 to £110 per night for single occupancy and £130 to £145 per night for double occupancy. Our clients currently only operate the business on four days each week due to personal circumstances, and mainly cater for workers and business people visiting the area. This does offer scope for expansion: opening on Fridays, Saturdays and Sundays would appeal to tourists and more extensive marketing would raise the business's profile. We are advised that net sales are in the region of £50,000-£70,000 per annum. The business offers the perfect work/life balance in a stunning location just on the edge of Lake District National Park.

www.littlebeckwarren.co.uk

Note: the property may also be suited to conversion into a family home, subject to the relevant planning permissions.







Tenure, Licence & Services

FREEHOLD Offers over £560,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

The property has a Premises Licence:

10:00 - 00:00, 7 days a week.

All mains services are connected - water, electricity, gas and drainage.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle, CA1 1RZ

Rateable Value as at 01 April 2023 to date: £8,300.



ENQUIRE

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Accurate measurements have not been taken.