



YHA Coniston Holly How and Holly How House

Far End, Coniston, Cumbria, LA21 8DD

Tenure: Freehold

Price: £895,000

Ref: 96285

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Opportunity to acquire a freehold premises currently operating as a 59-bed youth hostel
- The property is offered to market without restriction as to use. The vendor would welcome proposals to continue the property as a YHA partner hostel, but all offers will be considered on their individual merits, with preference given to those demonstrating a clear ability to proceed.
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage
- The property is trading and currently part of YHA's network of over 100 hostels across England and Wales
- www.yha.org.uk/hostel/yha-Coniston-holly-how

Location

YHA Holly How and Holly How House are located in the heart of the Lake District National Park, a short distance from the village of Coniston and Coniston Water. The properties are perfectly situated for those wishing to explore the area's main walking and cycling routes and is within easy reach of Coppermines Valley and The Old Man of Coniston. Coniston lies on the A593 with Ambleside 8 miles north and Greenodd 11 miles south, both of which provide access to the M6 motorway.

Properties

YHA Holly How is an impressive two-storey Victorian country house set at the foot of Coniston Fells in approximately 2.1 acres of land. The main building appears to be constructed of stone and brick with render colour washed elevations under a pitched slate roof with sweeping gardens and grounds. Within the site is Holly How House which is a detached property of slate stone construction under a pitched slate roof. It also benefits from private parking and garden. The house is currently used for private accommodation for staff of the YHA and partially letting accommodation for guests. There is undoubted scope for these properties to be split, subject to relevant planning being obtained.



Trade Areas – YHA Holly How

GROUND FLOOR

RECEPTION AREA/PORCH located to the rear of the property. SELF-CATERING KITCHEN which is fully equipped and has a DINING AREA with seating for 8, Altro nonslip flooring and WASH and PREP areas. COMMERCIAL KITCHEN of a good size with a good selection of catering equipment and appliances and a separate PANTRY. BAR/RESTAURANT AREA with a slate front, laminate top BAR SERVERY with well-equipped back bar, loose dining seating for 40 and access to the front patio. OFFICE/CHECK-IN DESK. UTILITY ROOM. WC. COMMUNAL LOUNGE with carpet flooring, dual aspect sash windows, feature fireplace, decorative Victorian cornicing, sofa seating for 20 and dining seating for 4. LETTING ROOM 10: two bunks (sleeps 4).

FIRST FLOOR

LETTING ROOMS 1 TO 9:

LETTING ROOM 1: four bunks (sleeps 8)

LETTING ROOM 2: two bunks (sleeps 4)

LETTING ROOM 3: two bunks (sleeps 4)

LETTING ROOM 4: four bunks (sleeps 8)

LETTING ROOM 5: four bunks (sleeps 8)

LETTING ROOM 6: two bunks (sleeps 4)

LETTING ROOM 7: four bunks (sleeps 8)

LETTING ROOM 8: three bunks (sleeps 6)

LETTING ROOM 9: Standard bunk and one double/single bunk (sleeps 5)

7 WCs

6 SHOWER ROOMS.

All rooms are furnished to a good standard; many have carpet flooring, wash hand basins and feature fireplaces.





BASEMENT

TV LOUNGE with carpet flooring, TV, sofa seating for 8 and dining seating for 12.

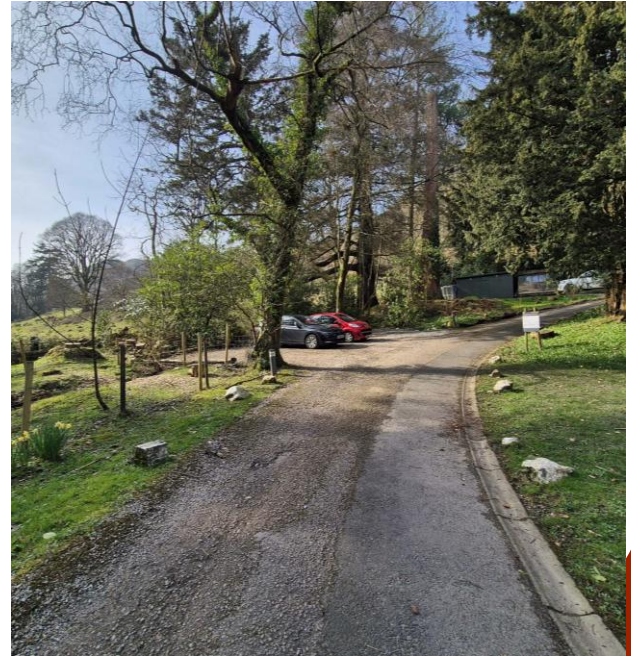
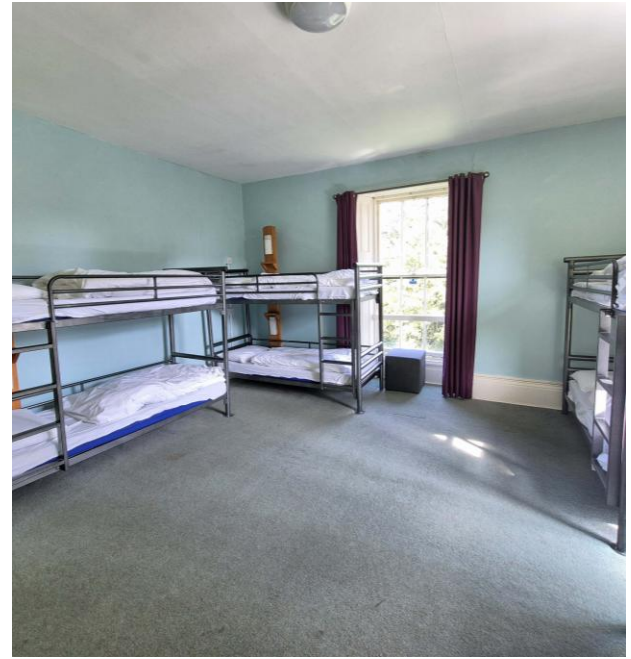
TWO STOREROOMS and a DRYING ROOM.

External

Very well maintained and attractive gardens surround the property. To the front, the gardens are used as a campsite and feature picnic style benches. Also to the front is a split-level, stoned patio with seating for 60+. Car parking for 20. The elevated land to the rear of the building is accessed via a stone pathway and is currently utilised for landpods and tipis. This area also features designated picnic areas. (Note: the landpods and tipis are not part of any sale). Two STORAGE SHEDS.









Holly How House

Detached property of slate construction under a pitched slate roof and benefits from private parking with on-street access. The property is currently split into two sections: the left-hand side is used as letting accommodation for guests; the right-hand side is used as self-contained accommodation for hostel staff from YHA Coniston Holly How. It briefly comprises:

Left hand side of the building

Ground floor ENTRANCE leading to a DOUBLE BEDROOM, a WC/SHOWER ROOM and a KITCHEN/DINING AREA with fitted wall and base units. There are THREE DOUBLE BEDROOMS at first floor.

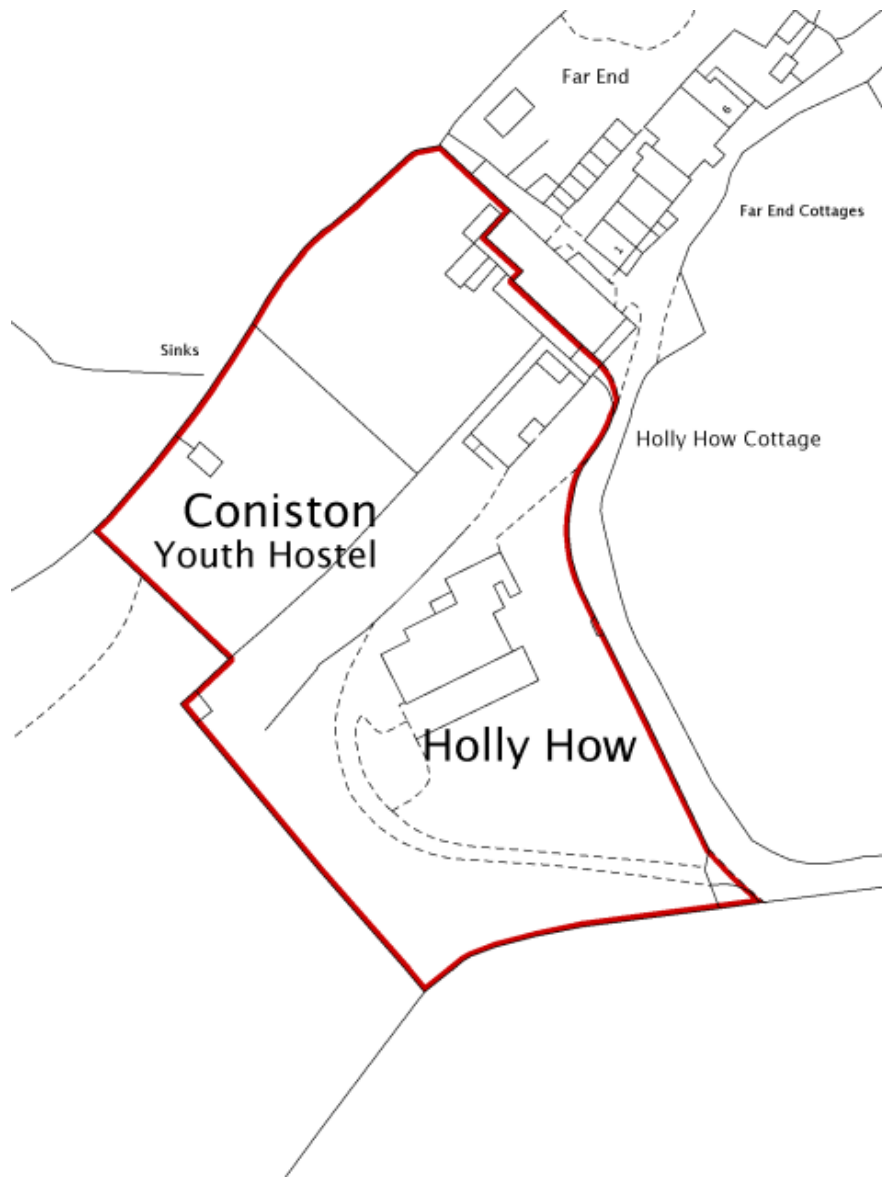
Right hand side of the building

Ground floor access to a well appointed, open-plan LOUNGE/DINING AREA, a separate KITCHEN and a STORAGE AREA. There are THREE DOUBLE BEDROOMS at first floor, one of which can also be accessed from the adjoining property. Family BATHROOM.



External

Private GARAGE and lean-to SHED. Parking to the front of the property for 5 vehicles with private on-street access. Small GARDEN AREA to the rear of the property. There is also an enclosed/walled GARDEN. This is predominantly grassland and houses a derelict greenhouse.



The Business

YHA Holly How is located in a 150-year-old Lakeland slate country house and accommodates both exclusive hires and individual travellers. The property is perfectly positioned for those wishing to enjoy the area's many walking, cycling and watersports activities, and is also a major Mountain Leader training and assessment base. The business attracts school trips and those on Bank Holiday getaways and camping breaks.

A six-bedroom detached property occupies the rear of the YHA which, subject to the relevant planning permissions, could be used as a sizeable family home, a guest house or as letting accommodation.

Note: There is huge demand for holiday lets/accommodation in the area.

Additionally, the rear paddock offers potential for further development (subject to the relevant permissions) or could be incorporated into the garden area.

Due to the diverse nature and unique locations of all our hostels, YHA adopts 3 main opening patterns. These are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities. The business currently operates a trading pattern which offers exclusive hire for groups and accommodation for individual travellers.

Tenure & Price

FREEHOLD £895,000 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.

Licences

A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. LPG for cooking. Oil-fired central heating. Local Authority: Westmorland and Furness Council.

YHA Franchise

YHA believes in the power of travel and adventure to connect people to each other, nature and heritage. Since 1930, the organisation has operated a unique network of hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

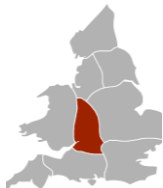
The YHA network already includes a significant number of independently owned and operated hostels: in 2024/25, over 810,000 guests stayed in its properties.

For further information, please contact Sidney Phillips.



awaiting
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