

BUSINESS & PROPERTY  
FOR SALE

Ref: 9221

# Thornthwaite Gallery Tea Room and Holiday Cottages

Thornthwaite, Keswick, Cumbria, CA12 5SA



Passionate about selling your business.

# Business & Property: £974,995 Offers In The Region Of

EPC rating: C / Business rates: TBC

Annual Turnover: £110,000

Latest available accounts  
4th Dec 2025

## 3 Luxury Holiday Cottages with Gallery & Tearoom

Blacks Brokers are pleased to bring to the market this impressive freehold property comprising of three thriving luxury holiday accommodation's, an art gallery, and tearooms, all set within the scenic heart of Cumbria.

- ✔ Stunning Scenic Position, Highly Sought-After Lake District Location
- ✔ Strong Financial Performance with Expansion Potential
- ✔ Established 1972 – Strong Reputation
- ✔ Luxury Holiday Accommodation Included
- ✔ Owner's home/holiday let accommodation are available to purchase through separate negotiations
- ✔ Thriving Art Gallery & Tea Rooms
- ✔ Multiple Revenue Streams & Growth Potential
- ✔ Fully Equipped & Ready To Trade



## About

Nestled in the heart of the Lake District, Thornthwaite Galleries, Tea Rooms, and Holiday Lets offer a rare opportunity to acquire a thriving freehold business in one of the UK's most sought-after locations. Established in 1972 and owned by the current vendors since 2021, this exceptional property combines a renowned art gallery, a charming tea room, and beautifully refurbished holiday accommodation. The business has cultivated a strong reputation for quality, attracting art enthusiasts, holidaymakers, and those seeking a tranquil escape amidst breathtaking landscapes.

With a commitment to showcasing handmade artistry, the gallery continues to uphold the vision of its founder, Eric Gilboy, celebrating skilled craftsmanship across multiple media, from paintings and sculptures to ceramics and silversmithing. The tea room complements this offering, providing visitors with a relaxed space to enjoy freshly prepared cakes and snacks, and a selection of vegetarian and vegan savoury options.

The holiday lets consist of a collection of elegantly restored cottages with an option to purchase the stunning three-bedroom house through separate negotiations, offering guests a luxurious retreat in an area of outstanding natural beauty. Located near Keswick, with spectacular views of Skiddaw, the accommodation is a favoured choice for walkers, cyclists, and those exploring the Lake District's rich cultural and literary heritage.

The business is now offered for sale due to the owners' retirement, presenting an exceptional opportunity for an investor or owner-operator to take over this well-established and profitable venture. Owner's home/holiday let accommodation are available to purchase separately, through a separate negotiation.

## Location

Thornthwaite is a picturesque village situated near Keswick in the Lake District National Park. Known for its breathtaking scenery, the area is a magnet for tourists seeking outdoor adventure, cultural heritage, and artistic inspiration. The property enjoys high footfall from visitors exploring the lakes, forests, and fells, with easy access to major transport links, including Penrith railway station and the M6 motorway.

The Lake District has long been associated with literary and artistic traditions, notably the works of William Wordsworth. This connection enhances the appeal of Thornthwaite Gallery, aligning with the region's deep appreciation for creative

expression and craftsmanship. The holiday accommodation benefits from year-round demand, driven by the area's reputation as one of the UK's premier tourist destinations.

## Premises Details

The freehold property comprises three key elements: the art gallery, the tea rooms, and the holiday accommodation. The gallery provides a welcoming exhibition space, carefully curated to highlight the talent of artists working in a variety of media. The tea rooms have been thoughtfully refurbished, creating a vibrant and inviting atmosphere where visitors can enjoy a relaxed dining experience.

The holiday accommodation includes a collection of beautifully restored mews cottages and a luxurious three-bedroom house. Each unit is finished to a high standard, blending modern comforts with the charm of traditional Lake District architecture. The cottages offer a mix of one- and two-bedroom layouts, all featuring well-equipped kitchens, stylish living areas, and access to shared outdoor spaces perfect for alfresco dining. The larger house (Optional through a separate negotiation), Gallery Cloisters, provides spacious accommodation with an enclosed garden, making it ideal for families and groups.

The entire premises are well-maintained, with CCTV and security systems in place. There is ample off-road parking for guests, as well as scenic outdoor spaces that enhance the property's appeal.



## Financial Information

The gallery and tea rooms generated a turnover of £110,000. The holiday accommodation provides a significant additional revenue stream, with a net income of approximately £70,000 for the year 2024-2025 after commissions. The larger property, Gallery Cloisters available to purchase separately through a separate negotiation only began operations in August 2024, and is expected to generate a minimum of £35,000 in 2025 based on current performance.

Early projections for the coming year indicate steady or slightly increased revenue, with strong advance bookings for the accommodation and continued footfall to the gallery and tea rooms. Detailed financial information is available upon request.

## Included In The Sale

The sale includes the freehold property, all fixtures and fittings necessary for the continued operation of the tea rooms, gallery, and holiday accommodation. Key items include commercial kitchen appliances such as dishwashers, coffee machines, freezers, and display fridges, as well as furniture for the tea rooms and holiday lets. The holiday properties are sold fully furnished, ensuring a seamless transition for the new owner.

The business also benefits from an established online presence, with a professional website and strong engagement across social media platforms. A new owner will inherit the goodwill, reputation, and customer base that have been cultivated over decades.

## Opening Hours

The gallery and tea rooms currently operate as follows:

Monday – Closed

Tuesday – Closed

Wednesday – 11:00 to 16:00

Thursday – 11:00 to 16:00

Friday – 11:00 to 16:00

Saturday – 10:00 to 16:00

Sunday – 11:00 to 16:00

The holiday accommodation operates year-round, with flexible check-in and check-out times.

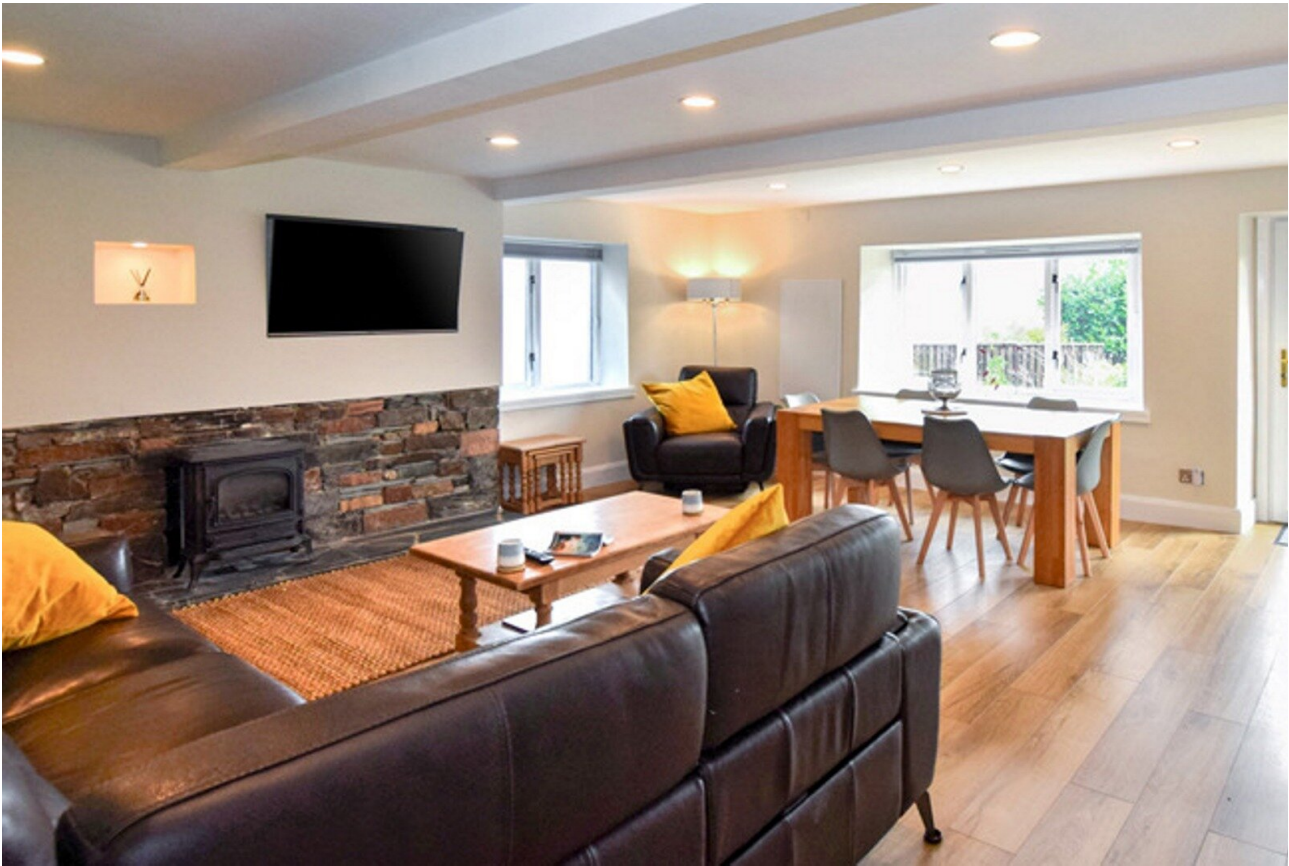
## Summary

Thornthwaite Galleries, Tea Rooms, and Holiday Lets present an extraordinary opportunity to acquire a well-established and profitable business in one of the UK's most sought-after locations. With its stunning setting, multiple revenue streams, and strong reputation, the business is perfectly positioned for continued success.

A new owner could explore various avenues for growth, including extending opening hours, expanding the tea room menu, or further developing the accommodation offerings. The combination of art, hospitality, and luxury accommodation makes this a

truly unique proposition, appealing to investors, lifestyle buyers, and those looking to own a thriving business in the heart of the Lake District.







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