



FOR SALE

Glencoe Guesthouse, 21 Helvellyn Street
Keswick, CA12 4EN

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Brief Résumé

Established Lakeland guest house business offering up to six guest bedrooms (five en-suite) plus comfortable two bedroomed owner's accommodation in a superb trading location, close to the town centre.

Description

In 1864 the Cockermouth, Keswick and Penrith railway opened bringing an influx of Victorian tourists to the town and the large, terraced houses on Blencathra and Helvellyn Streets were constructed, on a typical Victorian grid-iron layout, as boarding houses for these new visitors. The Town has remained a tourist hotspot ever since and is commonly referred to as a 'honeypot' town.

Glencoe Guest House was one of those early guest houses and as such is now a well-established business. The establishment has six guest bedrooms comprising five double or twin en-suite rooms and one single standard room with a private bathroom to itself.

The current owners prefer the more relaxed trade provided by utilising just five of the letting rooms, by which means trade remains under the VAT threshold.

The accommodation is presented to a high standard throughout and has been meticulously maintained on a rolling program of updates and improvements. This traditional mid-terrace Lakeland guest house occupies an established trading position, within a short level walking distance of the town centre with its wide range of amenities and facilities.

Also within an easy 10-15 minute walk are the beautiful recreational open spaces of Fitz Park, Hope Park, and Crow Park, together with major visitor attractions such as Derwentwater Boat Landings, The Theatre by The Lake, and the start of many outstanding walks alongside the lake and within the wider area.

The guest bedrooms are arranged on the first and second floors with the room on the half-landing not currently used as a letting room. On the ground floor off the entrance hall is an attractive guest dining/breakfast room at the front of the house, complete with bay window, together with the owner's private lounge, office/private owner's dining room, and a well-equipped modern kitchen. Below the ground floor are two further bedrooms, used by the owners, with a 'Jack and Jill' bathroom between. There is also a large storage cupboard.

The property benefits from gas central heating and UPVC double glazing to the rear. Outside is a narrow garden strip to the front, a small enclosed yard with electric rope lights and automated security light to the rear together with outside store/utility room. This is an excellent opportunity to acquire a successful established business with considerable potential for increasing occupancy rates and income.



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Keswick, is situated at the northern end of Derwentwater, surrounded by spectacular scenery. Keswick is the principal tourist centre of the northern half of the Lake District National Park and attracts huge numbers of visitors throughout the year. The business is further enhanced by an increasing number of organised events, many of which are firmly established in the calendar and include the Keswick Convention, the Jazz, Beer, Mountain and Literary Festivals, together with a busy programme at the now famous “Theatre by The Lake”.

Accommodation:

Glencoe is a substantial late Victorian period mid-terraced property constructed in brick under a slate roof and arranged over four floors. All guest bedrooms have central heating, remote control flat screen tv's, hair dryers and hospitality trays. The guest bedrooms are attractively decorated and beautifully furnished, the owner's maintaining a high standard throughout. The accommodation is arranged as follows:

Entrance Lobby

Panelled front entrance door with window above, dado rail, inner half-glazed door with patterned glass and window above leads to:

Reception Hall

Coved ceiling, archway to rear hall, radiator, dado rail, panelled doors to rooms including lockable door from rear hall to owner's accommodation.

Dining Room

Light airy room with feature fireplace incorporating open fire grate, tiled surround and marble mantelpiece. Built-in cupboards to either side of chimney breast within arched alcoves and picture lights above, corniced ceiling, picture rail, radiator, large bay window to front.

Owner's Accommodation

Rear Entrance Lobby

Approached from rear yard via UPVC double glazed door with window above, stairs down to basement and Georgian-style glazed door to:

Owner's Lounge

Feature fireplace with open fire grate, horseshoe cast iron surround and timber mantelpiece. Arched alcoves with wall light fittings either side of chimney breast, corniced ceiling, picture rail, radiator, UPVC double glazed window to rear with fitted Venetian blind.

Office/Owner's Dining Room

Coved ceiling, radiator, UPVC double glazed window to side with fitted Venetian blind, Georgian-style glazed door to:

Kitchen

Well-appointed fitted kitchen with contrasting work surfaces and matching upstands, one-and-a-half bowl sink with mixer tap, dish washer, AEG five-burner gas hob with externally vented cooker hood above and stainless steel upstand, new AEG electric double oven and grill and large fridge freezer. Recessed ceiling lights, worktop lighting, UPVC double glazed windows to the side with fitted roller blinds.

Basement

Hall

With radiator, large walk-in store cupboard, recessed ceiling lights, radiator.

Bedroom

Spacious double bedroom with built-in wardrobes, radiator, UPVC double glazed window to rear (outside ground floor level), arched opening to:

En-suite bathroom

Deep panelled bath with wall-mounted mixer tap, separate shower cubicle with Mira shower, circular wash basin in vanity unit with cupboard beneath, light and mirror-fronted wall cabinet above, wc, large electric wall mounted radiator, recessed ceiling lights and twinkling fibre optic lights above bath, extractor fan, tiled walls and floor.

Second Bedroom

With recessed ceiling lights, radiator, UPVC double glazed window to front lightwell.



Guest Accommodation

First Floor

Half-Landing

With Velux roof window above, walk-in shelved linen store cupboard having UPVC double glazed window to the side.

Main Landing

With further store cupboard housing a large unvented cylinder fitted in January 2022.

Bedroom on the first floor

The owners currently occupy this bedroom. This can be used as a flexi room housing two twins or one large super king bed. En-suite bedroom with UPVC double glazed window to the rear.

En-suite Shower Room

Spacious en-suite with corner shower cubicle incorporating Mira electric shower and Respatex walls, wash basin with mirror having integral lighting above, wc, extractor fan, radiator, UPVC double glazed window to side with fitted Venetian blind.

Bedroom 1

Twin/super king en-suite bedroom with UPVC double glazed window to rear. Completely refurbished in January 2026.

En-Suite Shower Room

Shower cubicle with Respatex walls and Mira electric shower, wash basin with mirror light and shaver point above, wc, extractor fan, electric heated towel rail. Re-fitted in 2024.

Bedroom 2

Twin/super king en-suite bedroom with window to front. Flexi room housing two twins or one super king double bed. En-suite re-fitted in January 2026.

En-suite Shower Room

Shower cubicle with Respatex walls and Mira electric shower, wash basin with mirror light and shaver point above, wc, extractor fan, electric heated towel rail and tiled throughout.

Bathroom – for room 5 use

Separate bathroom with panelled bath having mixer tap and integral shower attachment, glass shower screen and tiled surround, wash basin with mirror above, wc, radiator, window to front with fitted Venetian blind.

Second Floor

Landing

With loft access, large overhead Velux roof window, panelled doors to rooms.

Bedroom 3

King en-suite bedroom with UPVC double glazed window to rear with superb mountain views.

En-suite Shower Room

Shower cubicle with Respatex walls and Mira shower, wash basin with mirror light and shaver point above, wc, extractor fan, electric heated towel rail.

Bedroom 4

Double en-suite bedroom with window to the front. Completely refurbished in January 2026.

En-suite Shower Room

Shower cubicle with Respatex walls and Mira shower, wash basin with mirror light and shaver point above, wc, extractor fan, electric heated towel rail.

Bedroom 5

Standard single bedroom with use of bathroom on first floor. Sink in vanity unit, window to front. Houses a double bed, large flatscreen TV, stylish dresser and seating area.

Store Room

To the rear a brick built storeroom with window to the rear, plumbing for washing machine/dryer, and gas-fired boiler, accessed via the back yard. Excellent bike storage space.

Outside

To the front is a narrow garden strip enclosed by low stone wall and to the rear a small enclosed yard.

Services

The property has the benefit of gas central heating and all mains services are connected. A fire alarm and emergency lighting system is installed.

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The Business

The present owner's have run Glencoe Guest House for a number of years in which time they have improved the accommodation and facilities considerably. Currently turnover is deliberately kept below the current VAT threshold of £90,000 with an EBITDA of £48,000 allowing potential for the establishment to be taken to the next level if desired.

The business has been awarded Trip Advisor's 'Travelers Choice' (formerly Certificate of Excellence) status, which recognises businesses that earn consistently great reviews and consistently demonstrate a commitment to hospitality excellence. This puts Glencoe among the top 10% in the world of Tripadvisor listings. Further information can be obtained on the business website: www.glencoeguesthouse.co.uk.

Accounts information will be made available to genuinely interested parties who have already inspected the premises.

Business Rates/Council Tax

The property has been assessed for Business rates in the 2026 Valuation List with an assessment of £4750. The private owner accommodation has been assessed for Council Tax in Band 'A'.

Offers

Offers are invited for the Freehold interest in Glencoe Guest House, as a going concern, with the benefit of forward bookings, goodwill, trade contents (excluding personal items and further specific items to be identified separately), and stock at valuation. An inventory of contents will be made available in due course.

All offers should be made to the Agents, Edwin Thompson LLP.

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.



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