Blenheim Lodge

Brantfell Road, Bowness-on-Windermere, LA23 3AE

- Glorious Victorian guest house with wonderful lake and fell views
- 11 characterful and individually-styled bedrooms (10 en-suite, 1 with private bathroom)
- 2/3 bedroom owners' apartment
- Low key trading sub-VAT threshold

£785,000 - Freehold

Viewing is strictly by appointment through Colliers

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Blenheim Lodge, Bowness-on-Windermere

Built by a wealthy Mancunian merchant, Blenheim Lodge was originally part of one gentleman's residence/holiday home. The original owner chose this elevated site well to give superlative views out across Lake Windermere with its backdrop of majestic fells. Built in 1868, it is believed that it was separated from the adjacent property in 1912 and has been used as a guest house since the early 1950s. A lovely property with many original character features typical of its period of construction, the 11 letting bedrooms and public rooms are spaciously laid out over three floors with the owners having the benefit of a generous 2/3 bedroom apartment on the lower ground floor. With plenty of car parking, the property occupies a lovely quiet position on the edge of the village.

The village of Bowness on Windermere dates back to the 11th century when the Vikings settled there beside England's longest and largest lake. Now home to The World of Beatrix Potter Attraction, Bowness is one of the best-known villages in the Lake District National Park, attracting hundreds and thousands of visitors to this beautiful corner of England. For the seasoned walker, the central fells so loved by Alfred Wainwright provide a superb range of challenges whilst the lower paths and lakeside walks from Ambleside in the north to Lakeside in the south - together with the charm of Windermere's steamers - offer less energetic alternatives. With its superb connectivity, Bowness also makes for a great central location to explore Ambleside, Grasmere, Keswick and beyond.

For long distance hikers, The Dales Way is a beautiful long distance footpath a mere minute's stroll from Blenheim Lodge. Frank Sanderson, a former owner of the guest house and a co-founder of The Dales Way Association, was also instrumental in the creation of the Lakeland stone Dales Way Seat. Blenheim Lodge is the first guest house off The Dales Way in Bowness on Windermere, making it an ideal place to stay for Dales Way walkers either coming off or beginning their hikes on this beautiful trail. The Dales Way and its eponymously named seat can be seen from some of the guesthouse's bedrooms – testaments to the history of Blenheim Lodge and its contribution to the Lake District National Park

Blenheim Lodge was acquired by the present owners in 2002 and during their ownership they have methodically gone through the guest house, upgrading it throughout to provide 10 en-suite letting bedrooms and one with a private bathroom, with all now appointed to a high standard. They have not only replaced virtually everything in the guest house, but they have also ensured that they have had spacious accommodation in which to bring up their family. During their ownership of Blenheim Lodge, they have always traded at a level to provide balance between income and quality of life. There is therefore much potential for a new owner to benefit from being able to very significantly increase turnover. Having enjoyed their years at Blenheim Lodge, the owners are now looking to retire.

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The Property

Being part rendered and part stone built, the property has accommodation laid out on the lower ground, ground, and two upper floors.

Public Areas

Vestibule with substantial front door and glazed Victorian partition to the reception hall, being very spacious and L-shaped. Lounge with feature triple bay windows commanding glorious views out over Lake Windermere and the surrounding fells. Marble fireplace. Breakfast room, usually set for 20. Range of fitted cupboards and recessed fireplace.

Letting Bedrooms

11 letting bedrooms to sleep 20 (7 double, 1 family and 3 single rooms).

10 have en-suite shower rooms whilst the remaining bedroom has a private bathroom with a clawfoot slipper bath and attached shower.

All have Wi-Fi, hair dryer, and tea and coffee making facilities. Nine have central heating radiators. Two rooms have portable electric heaters.

There is the possibility of adding an additional bedroom if desired.

Service Areas

Kitchen being fully tiled and having a non-slip floor, canopy and extraction, and fluorescent lighting. Utility area, again fully tiled and with non-slip flooring. Fluorescent lighting. Toilet.

Owner's Accommodation

The resident owners have the benefit of a separate and self-contained lower ground floor apartment with hallway with understair store, lounge, master bedroom with en-suite bathroom, second bedroom and additional bedroom/store.

Outside

Excellent tarmac parking area to the front. Private rear parking area. Store.

Services

Mains water, drainage, electricity and gas. Gas-fired central heating. Predominantly double glazed.

Website

www.blenheim-lodge.com

Trade

Certified accounts from the owners' Chartered Accountants show turnover (net of Flat Rate VAT) of £100,828 for the year ended 31 May 2023 on which there were trading profits of £61,033 (before finance costs and depreciation).

Price

£785,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

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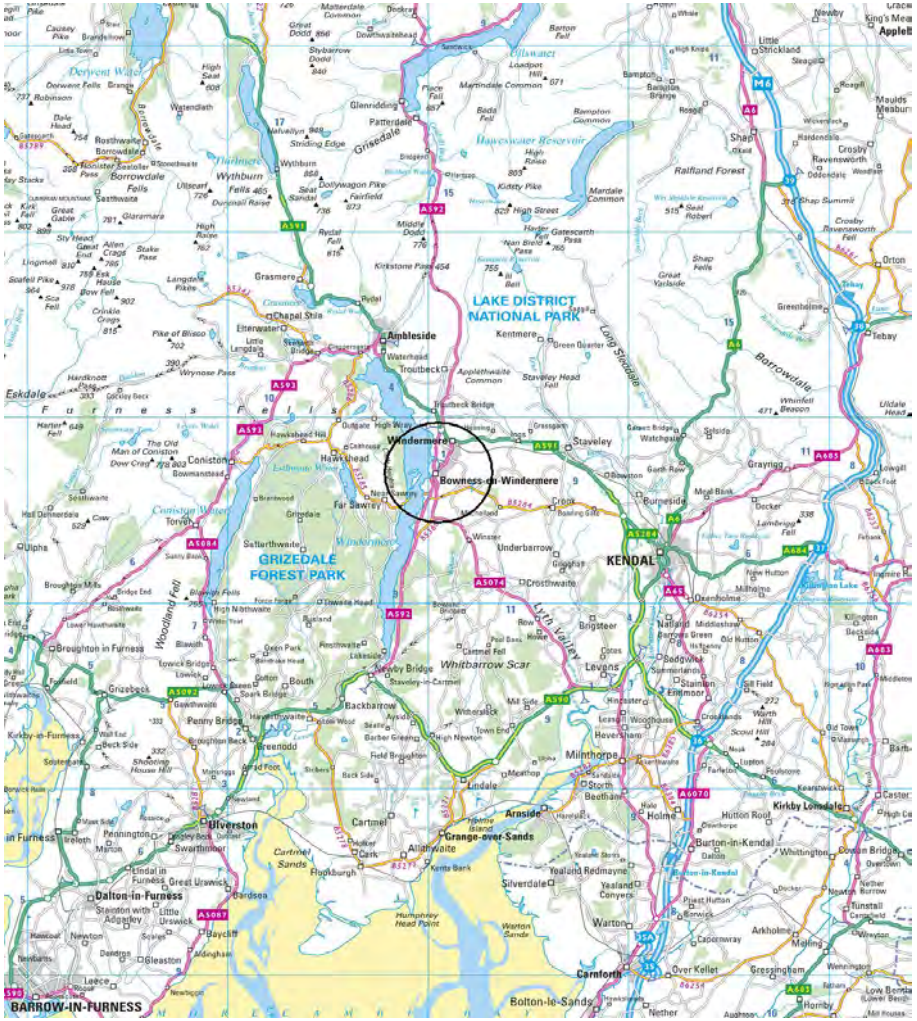

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

For further information, contact:

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