

FOR SALE Attractive Town Centre Guest House
The Jolly Farmers, 63 High Street, Kirkby Stephen, CA17 4SH

**Edwin
Thompson**





The Jolly Farmers, 63 High Street

Kirkby Stephen, Cumbria, CA17 4SH

A rare opportunity to purchase an imposing and excellently positioned guest house premises comprising 9 guest letting rooms and two bedroom owners accommodation with potential to reconfigure as desired by a future operator. The Jolly Farmers is synonymous with the Coast to Coast walking and cycle route being the leading guest house in the desirable market town of Kirkby Stephen and the surrounding area.

Appleby 12 miles • Penrith 26 miles • Barnard Castle 22 miles
(distances approximate)

- An imposing and attractive nine bedroom guest house with private owners accommodation, commercial kitchen, bespoke walkers boot room and pretty rear courtyard seating area forming Kirkby Stephen's leading guest house.
 - The property is presented to a high standard with the current owners undertaking a cyclical refurbishment programme throughout.
 - The bed & breakfast business has operated successfully for over 20 years with strong turnover and profits and opportunity to expand further depending on specific occupier requirements.
 - The go to walkers and cycling stop off for the Coast to Coast and Pennine Way route, linking with all of the major walking and cycling groups.
 - New National Trail Status awarded for the Coast to Coast Route with £5.6 million funding to upgrade the pathway, improve business links and increase national/international awareness of the route.
- There is a rear two bedroom cottage which is available by separate negotiation.

Guide Price £595,000

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LOCATION

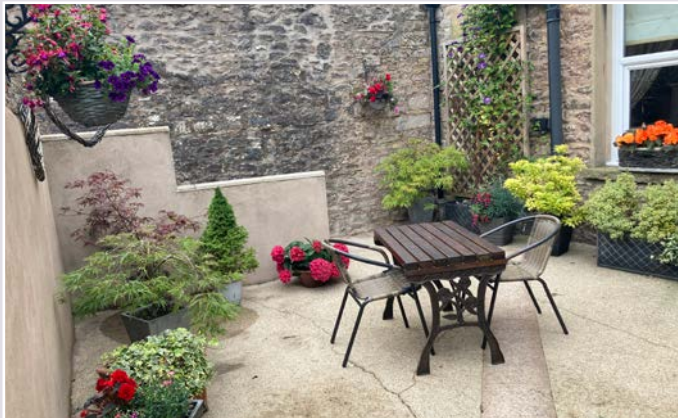
The subject property is situated on High Street, the main road in the town of Kirkby Stephen in the Eden Valley, Cumbria, in the North West of England.

Kirkby Stephen is an ancient market town with a population of 1,832 (2011 Census) providing a lively and popular tourist location benefiting from good local facilities including a supermarket, convenience store, a range of hotels and public houses, cafes, restaurants, local gift shops as well as primary and secondary schools. The town is a popular stop off and a centre for walkers and cyclists with four nature reserves within a five mile radius and having an official 'walkers are welcome' status. Kirkby Stephen is also situated on the Walney to Wear (W2W) coast to local cycling route and the central section of the Pennine Cycleway and benefits from a local train service which runs north to Carlisle and south east to Leeds via the Leeds Settle Railway Line.

The local vicinity boasts a mixture of leading high street brands and local covenant occupiers including Costa Coffee, McColl's convenience store, Eden Outdoors, Curious & Collectables, Bryson's bakery and Mike Addison Opticians as well as a variety of local gift shops, cafes, leisure outlets and banks.

High Street connect directly with Market Street around 200 metres to the north which in turn links with the A685 North Road, being the main route running through Kirkby Stephen and travelling north where it meets Brough and the A66, 4 miles away. The A66 provides access west to Penrith and Junction 40 of the M6, around 26 miles away and to the east through the Pennines and to Scotch Corner and the A1(M), 29 miles away.

The A685 also travels to the south west where it meets Tebay, the western boundaries of the Lake District National Park and Junction 38 of the M6, 11 miles away and Kendal is approximately 26 miles to the south west. West Coast Mainline Train Stations are located at Penrith and Kendal (Oxenholme) providing direct services to London Euston and Glasgow as well as Kirkby Stephen train station circa 1.5 miles away situated on the Leeds, Settle, Carlisle line.



THE PREMISES

The subject property comprises an attractive and imposing town centre guest house forming a terraced position with lovely front seating area, rear courtyard and expansive accommodation.

The building is of traditional stone construction, underneath a series of multi-pitched slate roofs and incorporating guest morning room and lounge, bar, dining room, commercial kitchen, private living room and purpose built walkers/cyclist boot and drying room at ground floor, five guest bedrooms at first floor and four guest bedrooms and store at second floor which could be reconfigured to provide one, two or three bedroom owners accommodation and an additional private living room/kitchen. Externally, there is a pretty rear courtyard seating area, stores and rear access point.

Ground Floor

The Jolly Farmers is accessed via a handsome front door into a central hallway with doors off to a private living/laundry room, commercial kitchen, rear WC and cloakroom and side guest living room/morning room linking through to the guest dining/breakfast room.

Private Living Room/Laundry Room – carpeted flooring, wallpapered walls, wallpapered and painted ceiling, dado rail, cornicing, chandelier lighting, central gas fireplace with timber surround and marble insert, built in storage cupboards, UPVC double glazed window and wall mounted radiator.

Guest Living Room/Morning Room – is a large expansive room with a comfy seating area and more traditional dining with carpeted flooring, wallpapered walls, plaster painted ceiling, cornicing, dado height rail, a range of wall and downlighting, TV point, front and rear UPVC double glazed windows, side bar linking through to the guest dining/breakfast room.

Dining/Breakfast Room – has 15/16 covers with carpeted flooring, wallpapered walls, wallpapered and painted ceiling, downlighting, 2 No. front UPVC double glazed windows, wall mounted radiator and built in storage cupboard.



Commercial Kitchen – hard wearing chestnut flooring, part tile/wallpapered and painted walls and ceiling, strip fluorescent lighting, a range of built in floor and floor to ceiling storage cupboards, central island unit with stainless steel preparation top and integrated storage underneath, freestanding stainless steel preparation table, 2 No. electric ovens, 1 No. gas hob, wall mounted commercial grill, freestanding stainless steel fridge and freezers, 2 No. stainless steel sink and drainer, wall mounted hygiene sink and commercial glass wash, wall mounted Viessmann combination boiler and rear UPVC double glazed door to the garden storage area.

Cloakroom and WC – are interconnected with carpeted flooring, hard wearing carpeted entrance, understairs storage, low level WC, wash hand basin with vanity unit, mixture of tile and wallpapered and painted walls, wallpapered and painted ceiling, wall lighting, UPVC double glazed window and UPVC double glazed door to the rear courtyard seating area and boot room/drying room.

Boot Room/Drying Room – hard wearing commercial vinyl flooring, plaster painted walls and ceiling, downlighting, integrated coat rack and boot storage and free standing boot racks, low level electric tube heating, floor mounted kitchen units incorporating stainless steel drainer, UPVC double glazed window and door which provides very useful storage space for walkers and cyclists alike.

Rear Courtyard – solid concrete flooring, mixture of stone and block rendered walling, attractive planters and creepers, freestanding tables, and chairs, outside tap and linking through to a side bike store and general storage facility.

First Floor

Guest Bedroom 1 – is a king sized double en-suite bathroom with carpeted flooring, wallpapered and painted walls ceiling, chandelier lighting, a mixture of timber framed single glazed sliding sash windows with glass inserts and UPVC double glazed window, wall mounted radiator, TV point, walk in wardrobe and en-suite bath/shower room with slate effect vinyl tile flooring, part plastic painted/tile walls, wallpapered and painted ceiling, spot lighting,

low level WC, wash hand basin, bath with main shower over and marble effect wipe clean panel back boarding, UPVC double glazed window and electric mirror. Above Guest Bedroom 1 there is an upper floor storeroom.



Guest Bedroom 2 – is a luxury en-suite family room with wallpapered/plaster painted walls, wallpapered, and painted ceiling, picture rail, cornicing, ceiling rose and chandelier lighting, wall mounted radiator, TV point, 2 No. UPVC double glazed windows and en-suite shower room with wood effect laminate flooring, part tile/plaster painted walls, plaster painted ceiling, spotlighting, low level WC, wash hand basin with vanity unit below and electric mirror above, one and a half walk in shower unit with main shower over and marble effect wipe clean panel boarding, ceiling mounted extractor fan and wall mounted chrome heated towel rail.

Guest Bedroom 3 – is a double en-suite with carpeted flooring, part wallpapered and painted/feature walls, wallpapered and painted ceiling, downlighting, wall mounted radiator, tea point and TV point, UPVC double glazed window and en-suite bathroom with electric mirror shower over, low level WC, wash hand basin, part tile part plaster painted walls, wallpapered, and painted ceiling, downlighting, wall mounted chrome towel rail and UPVC double glazed windows.

Guest Bedroom 4 – is a king size en-suite room with carpeted flooring, wallpapered walls, wallpapered and painted ceiling, wall mounted radiator, UPVC double glazed window with rear aspect and en-suite shower room with slate effect vinyl tile flooring, part tile/plaster painted walls, wallpapered and painted ceiling, down spotlighting, low level WC, wash hand basin with vanity unit below, corner shower unit with main shower over and marble effect wipe clean panel surround, wall mounted chrome heated towel rail and wall mounted extractor fan.

Guest Bedroom 5 – is an en-suite family room with king sized double and single bed incorporating carpeted flooring, wallpapered walls, wallpapered and painted ceiling, dado rail, cornicing, ceiling rose, chandelier lighting, wall mounted radiator, 2 No. UPVC double glazed windows, TV point and en-suite shower room with slate effect vinyl tile flooring, part tile/wallpapered and plastered walls, plaster painted ceiling, downlighting, ceiling mounted extractor fan, low level WC, wash hand basin, double walk in shower unit with main shower over, marble effect wipe clean panel board surround and wall mounted heated chrome towel rail.

Second Floor

Guest Bedroom 6 – is an en-suite family room with a double bed and single bed, carpeted flooring, wallpapered and painted walls and ceiling, downlighting, wall lighting, wall mounted radiator, TV point, dormer window to the front elevation with UPVC double glazed incasement window unit and en-suite shower room with stone effect vinyl tile flooring, part plaster painted/tile walls, plaster painted ceiling, downlighting, low level WC, wash hand basin and double walk in shower with mains shower over a marble effect splash panel backboards.

Guest Bedroom 7 – is a twin en-suite with carpeted flooring, wallpapered and painted walls and ceiling, downlighting, dado height rail, wall mounted radiator, TV point, wall lighting, front window with double glazed UPVC encasement unit and en-suite shower room with vinyl tile flooring, part tile/plaster painted walls and ceiling, track spot lighting, double shower, wipe clean marble effect panel surround, ceiling mounted extractor fan, main shower, WC and wash hand basin.

Guest Bedroom 8 – is a double with en-suite bathroom incorporating carpeted flooring, wallpapered and painted walls and ceiling, downlighting, dado height railing, timber framed double glazed Velux windows, wall mounted radiator, TV point and en-suite bathroom with electric MIRA shower over, tile splash back surround, part tile/wallpaper and painted walls, wall painted ceiling, downlighting, Karndean flooring, low level WC and wash hand basin.

Guest Bedroom 9 – is a king sized double with en-suite shower room, arranged with carpeted flooring, wallpapered and painted walls and ceiling, wall mounted radiator, timber framed double glazed Velux windows on the rear elevation, TV point, tea point and en-suite shower room with stone effect tile vinyl flooring, part tile/wallpapered and painted walls, wallpapered and painted ceiling, spot lighting, low level WC, wash hand basin, corner shower unit with main shower over, marble effect wipe clean panel surround, ceiling mounted extractor fan and chrome heated towel rail.

Store – currently used as storage accommodation but could be converted to an additional private living room or private kitchen.

The second floor could be re-configured to provide a mixture of private owners and guest accommodation.

Garth View

To the rear of The Jolly Farmers is an attractive detached stone built two-bedroom cottage which provides useful owners accommodation/holiday let use accessed independently via a rear driveway into a tarmac courtyard seating area with car parking and clothes drying area with access directly from Faraday Road and connecting The Jolly Farmers to Garth View.

The cottage can be accessed via front and rear doors, and briefly comprises an entrance lobby to the front with staircase up to an en-suite double bedroom and living room and staircase down to an en-suite double bedroom, kitchen breakfast room and utility room.

EXISTING BUSINESS/TRADE

The Jolly Farmers has established an excellent link between the Coast to Coast walking and cycling groups and the Pennine Way cycling route alongside wedding, event and business stays. The business trades from March to November, 7 days a week and offers additional extras such as packed lunches, afternoon tea and laundry services with the opportunity to further increase turnover by introducing evening meals, catering for functions/events and opening for larger group stays over the Christmas period.

Upwards of 90% of the current business is guaranteed through tour operators including Packhorse, Sherpa, North West Walks, Macs Adventure, Contours and Mickledore with bookings for 2023 currently being allocated.

Added to the existing trade, the Coast to Coast route has recently been awarded National Trail Status with £5.6 million funding committed to upgrade the 197 mile pathway, which includes a community engagement programme, to maximise economic and health for business and local people.

The new status lifts the already established market awareness of the route and encourages increased investment and spend in the area providing further opportunities for improving business turnover and business development.

Over the past three trading years, turnover has averaged £70,000 - £80,000, under the VAT threshold and whilst being closed 3-4 months of the year, which offers an excellent lifestyle opportunity or potential to further increase turnover in line with specific purchaser requirements.

Full trading profit and loss accounts will be made available to seriously interested parties only after viewing the property.



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GENERAL

SERVICES

The property is connected to mains electricity, water, gas and the mains drainage/sewerage system.

Heating to the property is via a gas fed boiler supplying heating and hot water to radiators and en-suite facilities throughout the accommodation.

Prospective purchasers should make their own enquiries as to the services available for future use.

TENURE

It has been advised the land and property is available freehold with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Performance Certificate is available on request from the selling agent and are available to download from the Edwin Thompson Website.

RATEABLE VALUE

We understand from the VOA website that The Jolly Farmers has a Rateable Value of £8,800 and is described as a guest house and premises.

Prospective tenants should check the exact rates payable with Eden District Council – Tel: 01768 817817.

WEBSITE

thejollyfarmers.wordpress.com/



PROPOSAL

Offers are invited with a guide price of £595,000 exclusive for the freehold interest business goodwill, fixtures and fittings.

Garth View is available by way of separate negotiation.

It should be noted that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

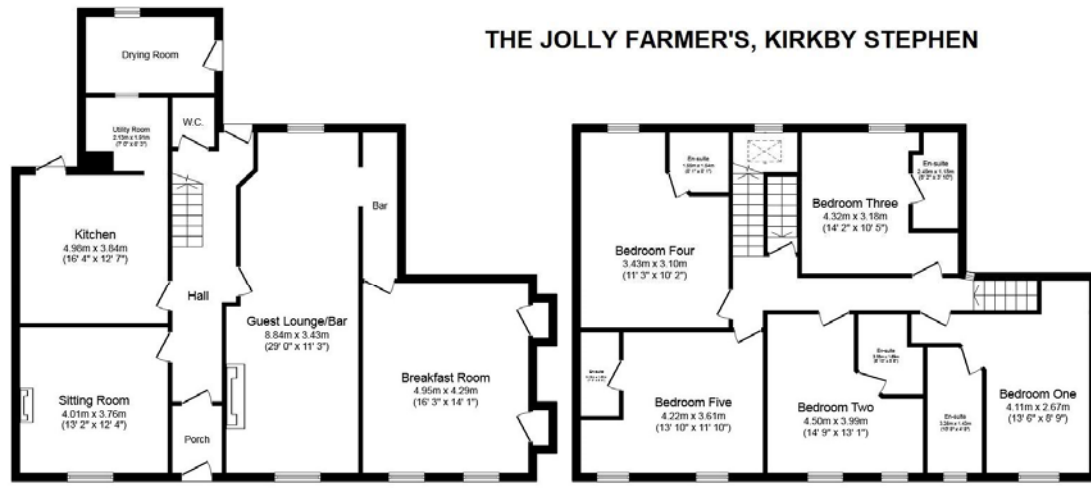
The properties are available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

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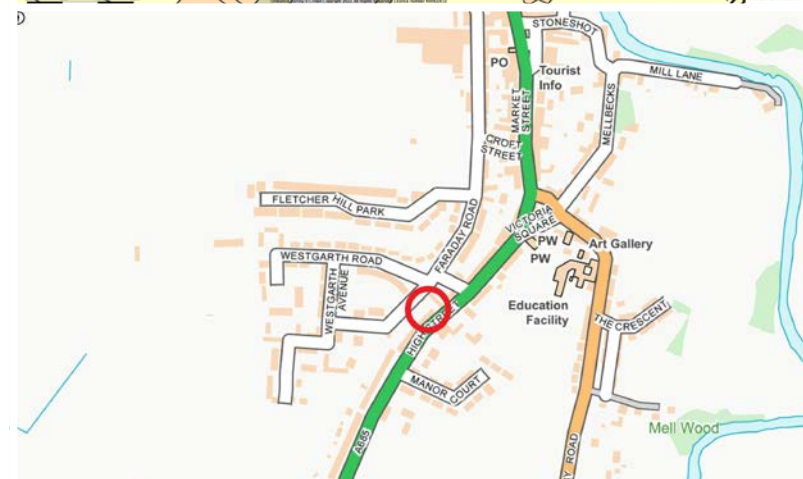


Ground Floor

First Floor



Second Floor



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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5. These particulars were prepared in August 2022.

The Jolly Farmers

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