



28 Wellington Row | Whitehaven | Cumbria | CA28 7HE

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# 28 Wellington Row, Whitehaven, Cumbria, CA28 7HE

- Close proximity to Lake District
- 6 en-suite letting rooms
- Prime central trading location
- Owners accommodation
- Sea Views
- Strong trading figures and excellent margins
- Excellent reviews
- Tastefully decorated through
- High occupancy levels
- Freehold

## Summary

The sale of Lismore Guest House offers a fantastic opportunity to purchase an immaculate guest house in a central location that has been tastefully renovated. The business trades all year round and is a true walk-in business that will allow new owners to commence immediate trading and enjoy the full benefits of a lifestyle business.

## Situation

Located within walking distance to Whitehaven town center, train station and marina, Lismore Guest House benefits from its prominent trading location on Wellington Row, a main artery into the town. The property enjoys an elevated position with uninterrupted sea views and high footfall.

Whitehaven offers many amenities including local shops, supermarkets, schools, bars and restaurants. Access to neighbouring towns including St. Bees within a short drive which provide beautiful coastal walks and picturesque scenery. The A595 is within a five minute drive which provides direct access through West Cumbria and toward Sellafield, West Cumberland Hospital, Westlakes Science Park and the Lake District National Park.





## The Business

Lismore Guest House is a well-established guest house with an excellent reputation for quality accommodation, hearty breakfasts, and attentive service. There are 6 ensuite letting rooms, consisting of a mixture of single, family, and double rooms. All are kept in excellent order whilst the breakfast service is freshly prepared and served in the conservatory with beautiful sea views. In addition, there is a spacious owners suite. Although Lismore House trades all year round the prime trading season from Easter through to late October sees the business trade at near full capacity. The facilities and quality of the rooms ensure that Lismore Guest House is held in high regard and benefits from repeat trade, this has prompted excellent reviews on sites such as TripAdvisor. This substantial and attractive guest house boasts a warm and friendly atmosphere with excellent customer service, facilities, comforts, and décor. Its central location and excellent reputation for both standard and service ensures that the business maintains high occupancy levels throughout the year.

The accommodation is highly recommended and receives excellent online reviews. It possesses an excellent reputation, generating high numbers of forward bookings from return visits and repeat custom. The business benefits greatly from the use of online booking platforms such as Booking.com.



Given the proximity to the Lake District in the summer months the town itself overflows with visitors attracted to the rich variety of places to visit and things to do within the town. Travellers from far and wide visit to experience the range of activities on offer. Tourism itself is a key business sector in town.

## Property

Lismore Guest House is a substantial semi-detached Victorian villa that has been substantially extended. Guests access the property via the pretty front garden and front door which opens into the entrance hall. The main hall is the central focal point of the property which provides access to the other areas. On the ground floor there is a double ensuite letting room and the owner's suite which consists of a bay windowed lounge, double bedroom and ensuite. There is a spacious commercial kitchen leading the laundry room and covered over drying area. To the rear of the property is the bright and welcoming guest lounge and conservatory with stunning sea views. A stairs leads to the first floor where there are a further 5 en-suite bedrooms all tastefully decorated.



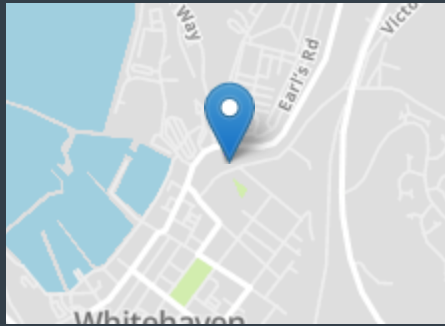
## External

This property occupies a prominent trading position on Wellington Row, the front of the property has parking facilities and a pretty front garden. There is a rear garden with spectacular sea views which makes a great area for guest to relax and enjoy the views after a busy day exploring all the area has to offer.

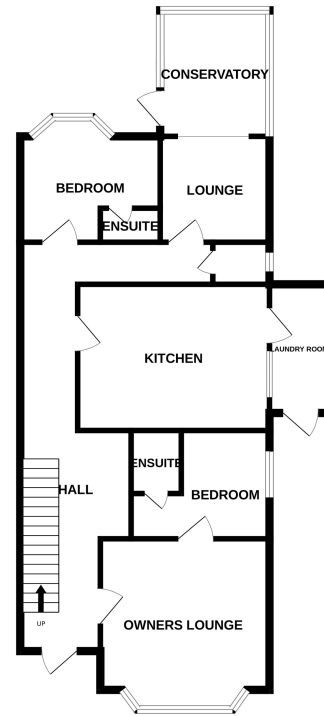




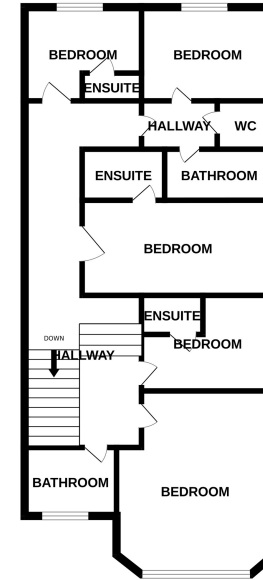




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.