

PEK 1692 Wasdale & Bolton Head Farmhouse, Gosforth, Seascale, Cumbria CA20 1EW
Guide Price £1,595,000



LOCATION

The valley of Wasdale stretches over 7 miles from Wasdale Head down to Nether Wasdale and is home to England's highest mountain, Scafell Pike, and deepest lake, Wastwater. Nearby Gosforth has shops, an excellent nursery and primary school with more comprehensive amenities available in Seascale 5 miles away, including access to the beach and rail links to Carlisle and Lancaster. The town of Whitehaven with Georgian architecture is some 15 miles away with Cockermouth, the birthplace of Wordsworth, a little further afield, and the remainder of the Lake District National Park within easy reach.

PROPERTY DESCRIPTION

An exceptional property located in the breathtaking Wasdale Valley within the Lake District National Park; Bolton Head Farmhouse and 1692 Wasdale. This unique offering provides a rare opportunity to acquire both a beautifully renovated family home and a thriving boutique bed and breakfast, all set against the stunning backdrop of one of the UK's most picturesque regions.

Bolton Head Farmhouse has been thoughtfully renovated to an exceptional standard, combining modern luxury with the charm of a traditional Lakeland farmhouse. The spacious residence features two elegant reception rooms, four generously sized bedrooms, and expansive grounds, including a private orchard. Ideal for families seeking a tranquil lifestyle, the home offers ample space for entertaining and relaxation while surrounded by the natural beauty of the National Park.

PROPERTY DESCRIPTION CONTINUED

Adjoining the farmhouse is the award winning 1692 Wasdale, a boutique bed and breakfast that has earned a stellar reputation for its six individually designed, ensuite luxury super king bedrooms. The guest accommodation also includes a large, comfortable lounge with contemporary fire, stylish apex beams and exposed stone wall, and a stylish dining room, providing guests with an inviting and relaxing atmosphere. The property further benefits from a delightful outdoor courtyard, well equipped boot room with drying facilities, and a welcoming reception area.

This combined property is perfect for those seeking a refined countryside lifestyle with the added advantage of a well established hospitality business. With its elevated position offering stunning views, luxurious living spaces, and expansive grounds, extending to 4 acres (approx.) and offering excellent future development potential (subject to planning permission being approved), Bolton Head Farmhouse and 1692 Wasdale presents an extraordinary opportunity to live and work in one of the most sought after locations in the Lake District.

ACCOMMODATION - BOLTON HEAD FARMHOUSE

Entrance Hall & Boot Room

2.78m x 3.37m (9' 1" x 11' 1") With storage cupboard and slabbed flooring.

Lounge

3.9m x 3.72m (12' 10" x 12' 2") With original features.

Dining Kitchen

4.54m x 7.43m (14' 11" x 24' 5") A contemporary fitted kitchen with matching island, wood burning stove and space for large dining table and chairs.

Snug/Second Reception Room

3.65m x 4.25m (12' 0" x 13' 11") A bright and spacious room, with wood burning stove and enjoying superb views over the Wasdale valley to the side.

Utility Room

2.98m x 3.89m (9' 9" x 12' 9") Fitted with matching wall and base units, stainless steel sink and plumbing for white goods.

Cloakroom/WC

1.53m x 1.35m (5' 0" x 4' 5")

Cellar Room

Steps lead down into a large cellar room, currently utilised for storage.

FIRST FLOOR

Landing

With loft access.

Principal Bedroom

3.06m x 5.34m (10' 0" x 17' 6") With exposed beams, Velux window and steps down into the ensuite.

Ensuite Bathroom

2.83m x 2.91m (9' 3" x 9' 7") With part sloped ceiling and fitted with a stylish four piece suite.

Bedroom 2

3.14m x 3.78m (10' 4" x 12' 5") A generous double bedroom with feature fireplace.

Family Bathroom

3.72m x 2.43m (12' 2" x 8' 0") Fitted with a stylish four piece suite and original fireplace.

Bedroom 3

4.55m x 2.42m (14' 11" x 7' 11") A spacious double bedroom.

Bedroom 4

3.52m x 3.39m (11' 7" x 11' 1") With original feature fireplace.

ACCOMMODATION - 1692 WASDALE

Reception Area

A welcoming reception with desk and access to guest areas.

1692 Lounge

A stunning room with attractive contemporary fire (fuelled by bioethanol), vaulted ceiling with apex beams, exposed stone wall and full length feature window with door leading to outdoor areas. Perfect space to relax after a hard day out walking on the fells.

Dining Room

Useful Boot Room

With drying facilities.

Honesty Bar

Outside Courtyard

Stone Suite

A bright and spacious dual aspect ground floor room with underfloor heating and bifold doors out on to its own private patio. Features an internal staircase leading to a luxury bathroom fitted with Porcelanosa ceramics, designed with a copper theme and situated on a glass fronted mezzanine, briefly comprising large walk in shower, twin wash hand basins, wall hung WC and freestanding copper coloured bath.

Cairn Suite

A stunning bedroom with underfloor heating and a stylish four piece bathroom fitted with Porcelanosa ceramics, featuring a walk in shower, wall hung WC and luxurious stone resin bath, and benefitting from its own east facing patio with views along the valley towards Scafell Pike.

Tarn Suite

With high beamed ceiling, a bright and spacious room with underfloor heated flagstones. This suite has level access from the reception area, level access luxury bathroom fitted with Porcelanosa ceramics and bifold doors on to its own private patio.

Fells Suite

The largest of the six rooms, with underfloor heated flagstones and bifold doors out onto its own west facing patio. A luxurious bathroom accessed by a private staircase and situated on a glass fronted mezzanine, fitted with Porcelanosa ceramics incorporating walk in shower, wall hung WC and freestanding silver coloured bath with contour tiles.

Herdwick Suite

A first floor room with private bathroom facilities reached through a glass pocket door, fitted with Porcelanosa ceramics, with large basin, walk in shower and wall hung WC. A luxurious room with private patio accessible from the ground floor.

Collie Suite

A stylish dual aspect room with a private patio and underfloor heated timber flooring. Level access bathroom fitted with Porcelanosa ceramics with walk in shower, wall hung WC and stylish basin. Located below the Herdwick suite and suitable for group bookings of up to 4, for example a family with two children.

Outdoor space

With the exception of the Herdwick Suite which accesses its patio via the external door from the lounge, all letting rooms have their own doors out on to private outdoor patio areas and all benefit from use of a large hot tub which enjoys spectacular views over the Wasdale valley and towards the Isle of Man.

EXTERNALLY

Gardens and Parking

The properties occupy expansive grounds. The farmhouse has its own access which also doubles as delivery access for the bed and breakfast. There are formal gardens lying to the front and side of the farmhouse which are fully lawned and include a stunning paved patio area, perfect for alfresco dining, positioned to make the most of the views towards the Wasdale valley. A separate orchard is located to the rear of the properties and is fully enclosed and lawned. There are various outbuildings included within the sale, including a large agricultural barn, further barn which houses a great home office space, currently operating as the main office for the bed and breakfast, and a large enclosed workshop.

Visitors to 1692 access a large car park via a separate driveway from the roadside, and there is parking for multiple vehicles. Also included within the sale is approx. three acres of grazing land situated to the side and rear of the house and bed and breakfast, part of which is fenced and currently in use for grazing alpacas.

The site, including the selection of outbuildings present various development and business opportunities (subject to planning permission), buyers may, for example, wish to consider developing one of the outbuildings to further expand the business or perhaps develop the entire site as a wellness retreat, with nothing of the like currently existing in this part of the National Park. Interested parties are advised to make their own enquiries to the LDNP as to the likelihood of such applications being approved in the future.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that both properties have a septic tank/treatment plant. The vendors have advised that this is compliant with current standards and rules introduced on 1st January 2020, but would recommend that prospective purchasers satisfy themselves that this is the case.

Tenure, Council Tax & EPC

The tenure of both properties is freehold.

The Council Tax Band for Bolton Head Farmhouse is D.
The EPC rating for Bolton Head Farmhouse is D.

1692 is assessed for business use, so no residential Council Tax banding is available.
The Commercial EPC rating for 1692 is C.

Trading Information

Will be made available to interested parties following a viewing of the property and business.

A brief overview of trading shows that for the year ending 2023 - Turnover was £244,630.
For the year ending 2022 - Turnover was £270,747.
For the year ending 2021 - Turnover was £136,983.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water & drainage by septic tank/treatment plant (to both properties). Oil fired central heating and double glazing installed throughout to both properties (with some underfloor electric heating also within the B&B). Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA20 1EW, alternatively by using What3words///relegate.handover.observer



