

Rivendell Guest House,
23 Helvellyn Street, Keswick

Edwin
Thompson



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Rivendell Guest House, 23 Helvellyn Street, Keswick, CA12 4EN

Brief Résumé

Established Lakeland guest house business. Seven guest bedrooms (six en-suite) plus comfortable two bedroomed owner's accommodation. Excellent trading location, close to town centre.

Description

Rivendell Guest House is a well-established business, trading from seven guest bedrooms comprising three double/twin en-suite rooms, one family double/single or three singles en-suite room, one standard double en-suite room, one single en-suite room and one single room with separate private shower room. The accommodation is presented to a high standard throughout, and bedrooms at the top of the house have some particularly fine views of the surrounding Lakeland fells. This traditional mid-terrace Lakeland guest house occupies a popular 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.

As well as the well-appointed guest bedrooms arranged on the first and second floors, the accommodation includes an attractive guest dining/



breakfast room on the ground floor, together with owner's private lounge, office, and well-equipped modern kitchen. The owner's private accommodation extends to a spacious basement comprising hall with large storage area, double bedroom with bathroom and a second bedroom that could provide a further reception room. The property benefits from gas central heating and UPVC double glazing to the rear. Outside is a narrow garden strip to the front providing an attractive seating area and there is an enclosed yard to the rear together with outside store. This is an excellent opportunity to acquire a successful established business with considerable potential for increasing occupancy rates and income.

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:

Rivendell 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, Wi-



Fi and tea/coffee making facilities. The guest bedrooms are attractively decorated and well furnished with good quality fixtures and fittings throughout the seven letting bedrooms. The owner accommodation is also well appointed, although items of a personal nature will not be included within the sale.

There are seven letting rooms to sleep thirteen, six of which have en-suite facilities and one room has a private bathroom.

The accommodation is arranged as follows:

Entrance

The new brightly coloured front door and outside seating leads into a lobby. The inner door opens into the hallway.

Dining Room

An attractive brightly light room with bay window overlooking Helvellyn Street with six tables to seat thirteen.

Owner's Accommodation

Main Hall

The main hall leads onto the rear hall, off which is a door to:



Owner's Lounge

A well-proportioned room including a wood burning stove and window to the rear overlooking the yard.

Office/Dining room

Two steps down from the rear hall leads to an office/dining room and lobby with door to outside.

Kitchen

Well-appointed fitted kitchen in which appliances have recently been updated. There are floor and wall cabinets, new lighting, integrated freezer, oven and hob.

Lower ground floor

Hall

With storage and refrigeration.

Bedroom

Spacious double bedroom with window to the front.

Shower Room

Includes modern double shower with basin and WC.

Second Bedroom

Good sized double room with window to rear.

Guest Accommodation

Stairs to First Floor

Lead to half-landing.

Half-Landing

With private shower room for Room 4 and laundry cupboard.

Main Landing

With further cupboard.

Bedroom 1

King/twin with en-suite shower and window to the rear.

Bedroom 2

Super king/twin with en-suite shower room.

Bedroom 3

Family room with king plus single/three singles with en-suite shower and window to front.

Bedroom 4

Single with separate private shower room as referred to above. Window to front.

Second Floor

Bedroom 5

Super king/twin with en-suite shower room and window to rear.

Bedroom 6

Standard double with en-suite shower and window to front.

Bedroom 7

Single with en-suite shower and window to front.

Outside

Store Room

To the front is a strip of hard landscaped garden, on which there is seating adjacent to the bay window of the dining room. To the rear is a yard that contains a wood store, a gate to the rear and a boiler/drying room, laundry equipment, hot water tank and workshop.

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.

Energy Performance Certificate

There is an Energy Performance Certificate (EPC) which runs until 24 August

2026 and the property has been assessed in Band C. The EPC is available to download.

The Business

The present owners have run Rivendell Guest House for a number of years in which time they have improved the accommodation and facilities considerably, including the installation of new boiler, new radiators, installation of an en-suite shower room for Room 2, plastering and redecoration, repointing the outside and re-equipping the business with new beds and TV's. The current turnover is around £70,000 – below the current VAT threshold. Rivendell is a well-regarded guest house with free public car parking in the vicinity. Further information can be obtained on the business website: 'rivendellguesthouse.com'

Accounts will be made available to genuinely interested parties usually after inspection of the premises.

Business Rates/Council Tax

The Valuation Office website identifies the property as having a rateable value of £4,000. The Allerdale Borough Council website shows the private owner's accommodation falls within Council Tax Band 'A'.

Offers

Guide price of £550,000. Offers are invited for the Freehold interest in Rivendell 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.
28 St John's Street, Keswick, CA12 5AF
017687 72988

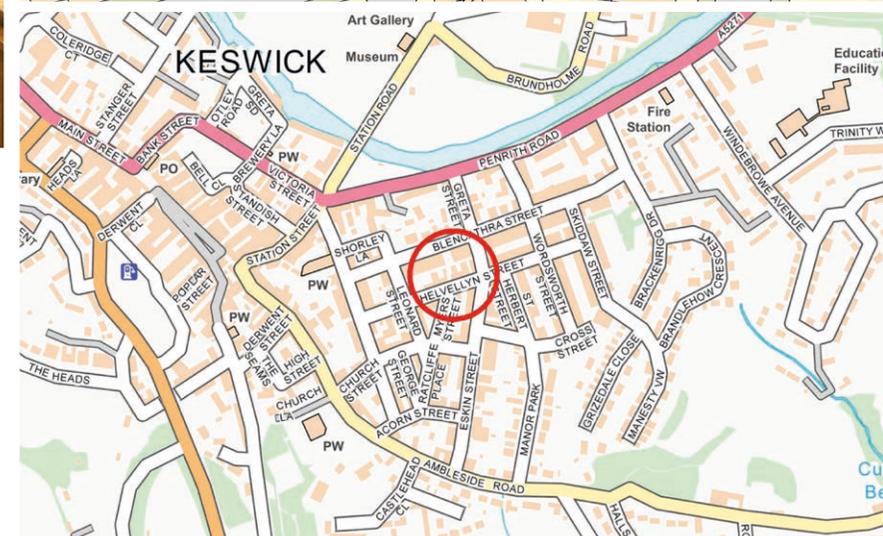
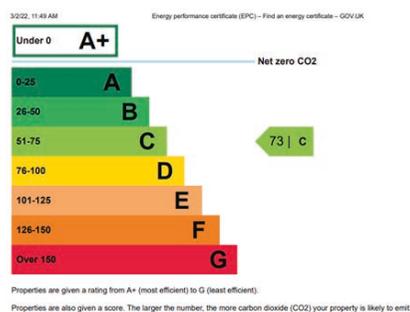
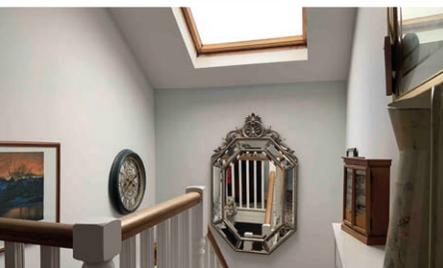
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