

For Sale 2 Self-contained holiday lets

29 Church Street & 35 Eskin Street,
Keswick, CA12 4DX

Edwin
Thompson



Formerly the Melbreak Guest House, 29 Church Street & 35 Eskin Street have planning consent to convert into two properties to be let out as holiday accommodation. The building is a Victorian stone building of vernacular architecture, situated on the corner of two well-regarded streets within a short, level, walk of the Town centre.

[Zoopla.co.uk](https://www.zoopla.co.uk)

[onTheMarket.com](https://www.onthemarket.com)

[rightmove.co.uk](https://www.rightmove.co.uk)
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Description

Most recently used as a guest house with 8 letting rooms, the property was originally two properties and is now offered with full planning consent, as yet not implemented, to permit use of the properties as short term holiday let accommodation.

The properties are currently fully furnished, and the trade inventory could remain in place with the owner removing only items that are personal and do not form part of the trade inventory, and in this manner, the holiday lets could be income producing in short order.

The plans, as currently drawn, show a ground floor comprising an entrance hall, stairs, two rooms and a rear access to a common yard. On each of the first, second and third floors there are further two rooms. The purchaser may, subject to obtaining any necessary approvals, reconfigure the internal arrangement according to preference.

Planning

The planning application for the change of use can be seen on the Lake District National Park planning portal under planning reference 7/2021/2268. Existing and proposed plans can be seen, together with all other information relating to the consent, which was granted on the 2nd of December 2021. The decision notice contains the following conditions:

1. The development shall be implemented before the expiration of 3 years from 2nd December 2021.
2. The development shall conform to the plans submitted.
3. The premises shall be used only as short-term holiday letting accommodation and shall not be used for any other purpose.

Copies of the plans, decision notice and other information is available on our website.



Outside

Each of the properties has its own entrance, with the frontages set back from the pavement by a short wall and wrought iron railings. To the rear of the property is a communal yard area.

Services

All mains services are connected. Fibre broadband is available.

Council Tax

The properties will be reassessed for council tax upon completion of the works.

Price

£895,000 is sought for the properties in their current condition. Offers should be made to the sole Agents, Edwin Thompson.

Viewing

Strictly by appointment through the sole Agents, Edwin Thompson.



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Registered office: 28 St John's Street,
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