

# Moss Grove Organic

Moss Grove, Grasmere, Ambleside, LA22 9SW



- Iconic, detached village centre guest accommodation
- 10 individually-styled, spacious bedrooms all with really large en suites
- 1 suite with large en suite and hot tub
- £358,959 net T/O – Operated entirely under management

**Offers around  
£1,650,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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# Moss Grove Organic, Grasmere



Moss Grove Organic occupies a superb location in the heart of what must be one of the most picturesque and sought-after villages in the country. Originally a 20 bedroom hotel, Moss Grove Organic was closed in 2006 and undertook a complete transformation and reconfiguration into 11 now superbly spacious bedrooms in a way that made it stand out from the rest of the Lake District accommodation by retaining much of its Victorian character as possible, yet the redevelopment was done in a most sustainable and environmentally sound approach. This included everything from sheep fleece insulation to organic clay-based paint and natural screen-printed wallpaper, and wool carpets, giving a great balance between indulgence and sustainability. Now with fantastically spacious rooms and outstanding bathrooms combined with wonderful breakfasts has established Moss Grove Organic as the place to stay and enjoy "The Lakes". Operated entirely under management, the small friendly team at Moss Grove help give visitors a great stay and we can safely say that this is one of the highest quality properties offering guest accommodation we have had the pleasure to offer for some time.

Made famous by the poet William Wordsworth who lived in the village for many years, Grasmere is without doubt one of the "honeypot" tourist centers in the Lake District National Park. The village is not only a

tremendous tourist attraction in its own right, but Dove Cottage and Rydall Mount where Wordsworth lived still house many mementos of the great man. With its ease of accessibility from the motorway, the village is a popular base from which to see not only the wonderful scenery but also the many local attractions as well as helping Grasmere to be a year-round destination for those looking for a short break or a longer stay.

Moss Grove has been in the present family ownership since 2007 when it was acquired following the complete refurbishment. During the two generations of ownership, they have very much maintained and enhanced the property and ambience of this wonderful building, recently replacing both the central heating boilers with newer, more efficient ones as well as completely replacing the kitchen facilities with a very upmarket and high-quality range of modern fittings. Additionally, the hot tub has recently been replaced as well as the dining room furniture, soft furnishings and carpets. Each year, extensive redecoration has always been carried out to maintain its standards and reputation, as well as its high levels of occupancy allowing the business to be easily run under management. With a career which now sees the owner committed to extensive times overseas, the owner is now looking for a buyer to open a new chapter at Moss Grove Organic.

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## The Property

Of traditional Lakeland style, built in local stone and with a slate roof, the accommodation is laid out over ground and two upper floors.

## Public Areas

Covered entrance and large glazed entrance door leading to a spacious hallway with tiled floor. Reception and back-office fittings. To the left is the breakfast room to seat up to 14 in a very spacious setting and with a lounge area having a lovely Victorian style fireplace and feature bay window.

## Letting Bedrooms

There are 11 sumptuously appointed and really large bedrooms, all doubles and comprising:

**Bedroom 1** (Ground Floor) – Executive double/twin with en suite bathroom with four-piece suite including separate shower.

**Bedroom 2** (Ground Floor) – A double suite having a super king bed, separate lounge area and large en suite bathroom with four-piece suite including separate shower. Patio doors to the hot tub.

**Bedroom 3** – Superior double with four poster super king bed and en suite with four-piece suite including separate shower.

**Bedroom 4** – Superior double having a super king bed, balcony and en suite bathroom with over bath shower.

**Bedroom 5** – Superior double having a super king bed, balcony and en suite bathroom with over bath shower.

**Bedroom 6** – Executive double with super king bed and en suite bathroom with over bath shower.

**Bedroom 7** – Executive double with delightfully quirky large en suite bathroom with four-piece suite with twin sinks and separate shower.

**Bedroom 8** – Executive double. A large eaves bedroom with en suite bathroom with four-piece suite and separate shower.

**Bedroom 9** – Executive double. A large eaves bedroom with en suite bathroom with four-piece suite and separate shower.

**Bedroom 10** – Superior double with en suite with four-piece suite and separate shower.

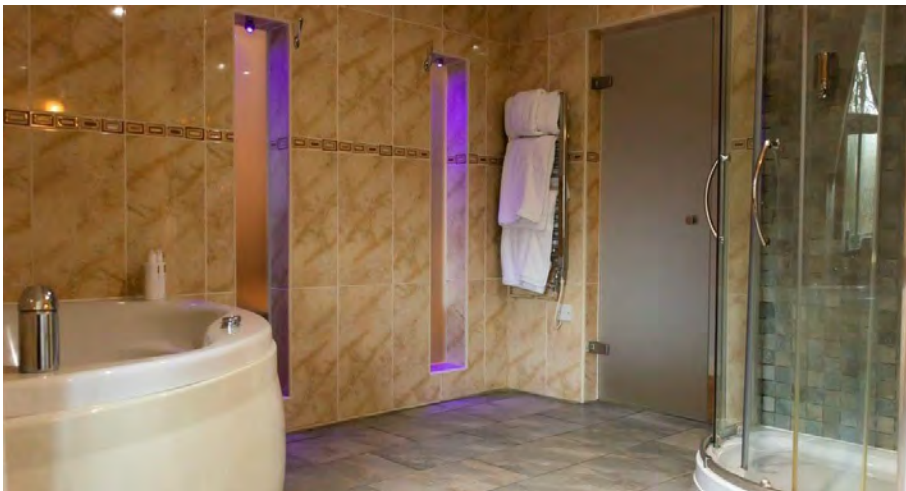
**Bedroom 11** – Executive double having a hallway with desk, superb fell views and en suite with four-piece suite with twin sinks and separate shower.

Please note that all beds are king size unless stated.





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## Service Areas

Lovely, spacious kitchen which was recently completely refitted with a range of modern and very high-quality units. Range cooker. Tiled floor. Separate utility room, again with a modern range of quality fitted units and a tiled floor. There are linen cupboards to both first and second floors as well as a laundry room to the side. Rear store.

## Outside

Extensive gravel parking area to the front and yard to the rear.

## Services

Cumberland Council at Kendal (01539) 733333.

Main water, drainage, electricity and gas. Gas-fired central heating. Double glazing.

## Website

[www.mossgrove.com](http://www.mossgrove.com)

## Accolades

AA – 5 Star – Breakfast Award

## Trade

Please note that the business is fully managed, and the figures below reflect that the present owner chooses to fully staff the business, thus enhancing its reputation and its reviews. Very significant increase in profitability would be shown by owner management,

Certified accounts as provided by the owner's Chartered Accountants show (net of VAT) turnover of £358,959 for the year ended 31 March 2023.

Full accounts are available after viewing.

## Price

Offers around £1,650,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance

Colliers can assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



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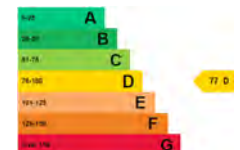
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