

Cranleigh Boutique Hotel, Kendal Road, Bowness-on-Windermere  
Church Suites, Church Street, Bowness-on-Windermere



For Sale



- Outstanding Hotel and Accommodation based business on 3 closely located sites
- Prime trading position at the heart of the Lake District in the popular village on Bowness on Windermere
- Cranleigh Hotel – 16 letting bedrooms plus the Sanctuary Suite
- Church Suites – 4 superior suites
- Each of the assets are appointed to a very high standard
- Combined Net turnover to Year end 31st March 2025 - £830,502 with high profit margins

Viewing is strictly by appointment through Colliers

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[colliers.com/uk/hotels](https://colliers.com/uk/hotels)

# Cranleigh Boutique Hotel & Church Suites

## Executive Summary

- Each of the properties are very well located and provide superior accommodation.
- Established accommodation-based business hence the impressive profit margins that are being achieved
- Bowness on Windermere is one of the busiest trading locations within the Lake District National Park



## Location

Situated in a convenient and accessible locations each of the assets are located close to the heart of this bustling village. Bowness is renowned for its extensive range of eating establishments and a diverse range of shops and many entertainment establishments.

Each of the properties are located between Bowness on Windermere village and Lake Windermere at the heart of the Lake District National Park, one of the UK's premier tourist destinations. It covers over 850 square miles and boasts England's only true Mountain range and several lakes, tarns, meres and waters that give the area its name.

The Lake District National Park, in the last few years was designated a UNESCO world heritage site and has for decades been one of the UK's premier tourist destinations. It covers

over 850 square miles and boasts England's only true mountain range and many lakes and tarns that give the area its name. The visitor number in recent years has exceeded 15 million per year.

The town of Kendal is located 10 miles to the east, whilst Bowness Bay on Lake Windermere is within a 3 minute walk from each of the properties

The property is easily accessible being within 1.5 hours of Manchester and 4.5 hours of London.

The locality can be accessed via the A5074 on the fringe on the village off the main A590 road, whilst located close by is Windermere railway station that provides a link to the main West Coastline, at Oxenhome, to Lancaster, Preston, Manchester, Manchester Airport and even London.

# Cranleigh Boutique Hotel & Church Suites

## Cranleigh Boutique Hotel

- Imposing three storey detached building with stone and rendered elevations beneath a slate roof.
- Adjoining semi-detached building of similar construction.
- Ample and valuable car parking is located throughout the sites.

### Ground Floor

Lobby

Open Plan Reception area

Recep lounge – seating 8, feature fireplace and bay window.

Breakfast and Dining room – seating 20.

Prep kitchen and further ancillary areas

Sep access to a double suite with outside decking area

1 suite plus reception and lounge area plus dining area, all recently refurbished to a high standard.

### First Floor

5 double en suite bedrooms

Sep bathroom and sep wc

### Second Floor

4 double en suite bedrooms

Storeroom



# Cranleigh Boutique Hotel & Church Suites



## Lower Ground Floor

Kitchen

2 storerooms/staff rooms

Staff flat with 2 beds

Office

Utility room – freezer, fridge

Bathroom

Laundry

Boiler room

Server room

Adjoining annexe (semi detached)

Escape suite at lower ground floor and 1st floor

Ground floor – 2 en suite letting bedrooms

First floor – 2 en suite letting bedrooms

Second Floor – 2 en suite letting bedrooms

Lower Ground Floor – utility room

## Sanctuary Suite

Detached former townhouse with a suite and adjoining hot tub area

Rendered elevations/slate roof.

## Service Areas

Kitchen and ancillary areas.

Storage space is provided at ground floor level and at basement level.

Laundry room



# Cranleigh Boutique Hotel & Church Suites

## Church Suites

The property consists of 4 individual suites

### Indulgence Suite

Open plan bedroom and living area equipped with an air spa bath and separate wet room shower extending out to private space with a hot tub and patio.

### Utopia Suite

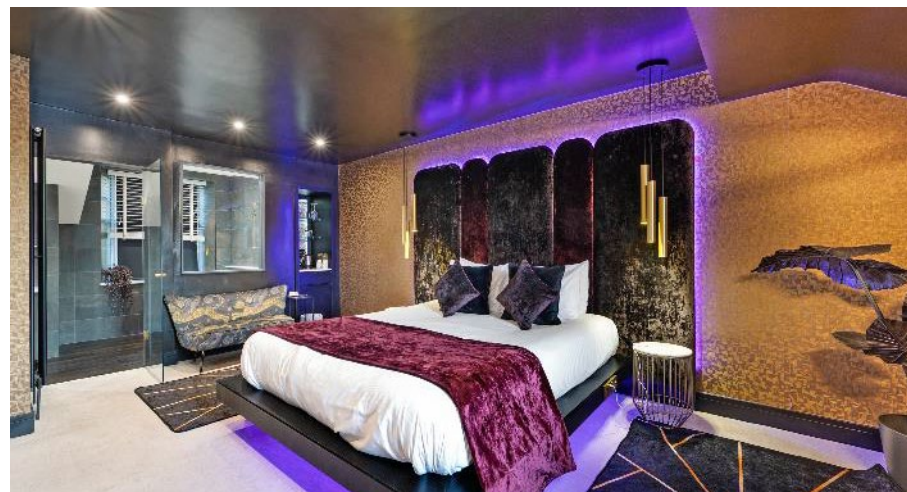
Double en suite room air spa double bath

### Opulence Suites

Double room with air spa bath

### Fantasy Suite

Double en suite with separate living area



# Cranleigh Boutique Hotel & Church Suites



## Trade

The businesses was acquired by our clients around 18 years ago and has since been the subject of extensive refurbishment whilst being run under management.

There is a solid year-round trading base, and the hotel generates a healthy mix of Leisure based accommodation business, supplemented by an impressive flow of trade taking advantage of the impressive food and beverage facilities in the vicinity.

The owners have extensively marketed this property over the 18 years and have a huge social media following. More than in the hotel in the lake district. Over multiple social media platform and a huge email data base.

There has been a solid flow of business over recent years, with year end March 2025 showed a combined Net Turnover of - £830,502 and impressive profit margins.

## Further Trading Information

Headline Information Memorandum is available to seriously interested parties on the signing of a non-disclosure agreement that is available on request.

## Price

Offers in the region of £2,500,000 - Stock in trade to be sold at Valuation. Excluding personal items.

Please note in addition to Cranleigh Hotel and Church Suites our client also own The Hideout which is available "Subject to separate Negotiation".

**The Hideout, Quarry Brow, Bowness - on-Windermere** – exclusive hospitality letting unit

## The Hideout

Located at 14 quarry brow

Self-catering unit on 3 floors

Ground floor double bedroom with separate shower room

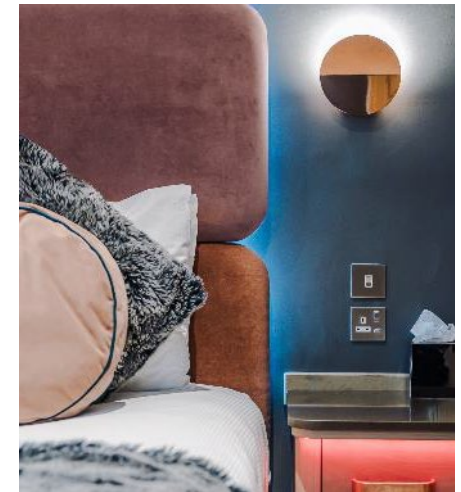
Large modern kitchen with breakfast bar and adjacent living area

Basement level living area and bathroom

Cinema room

Spa

# Cranleigh Boutique Hotel & Church Suites



## Website

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

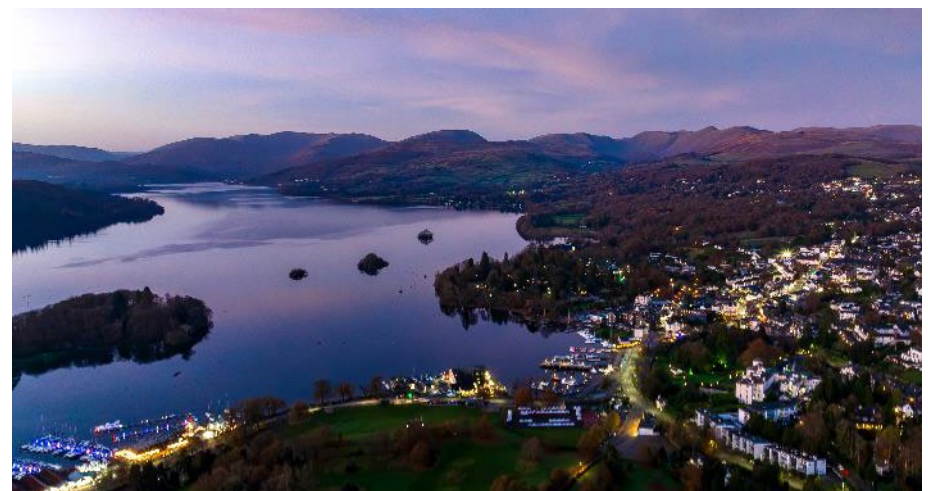
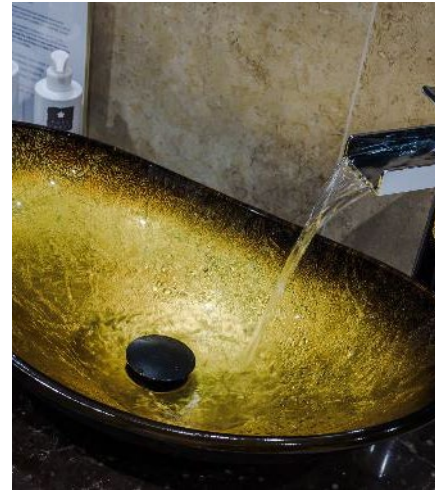
## Finance

Colliers International is able to 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.

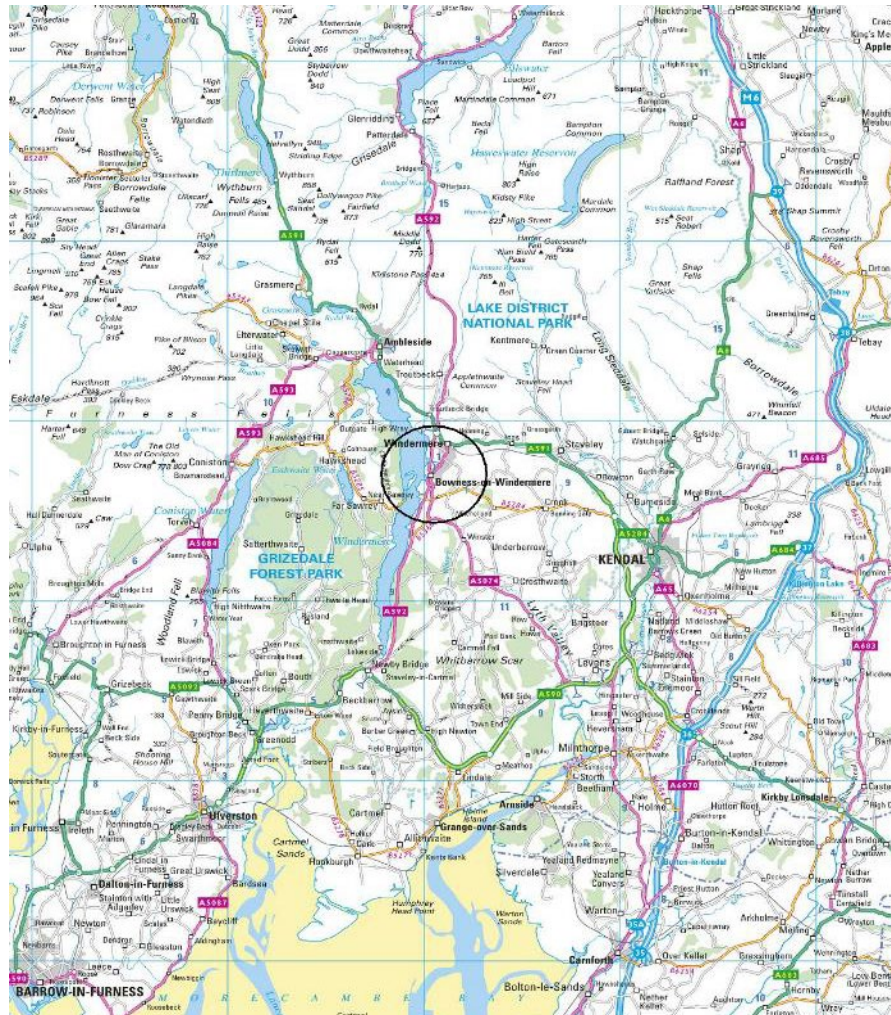
## Identity Checks

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.

# Cranleigh Boutique Hotel & Church Suites



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## To View

All appointments to view MUST be made through the vendors' sole agents - Colliers.

## Directions

From the M6 Junction 36, follow the signposts to Windermere.

Follow Lake Road into the centre of Bowness Village and take the A5074 Kendal Road on the left at the heart of the village. Cranleigh Hotel is located on the right hand side after around a quarter of a mile.

## Contact



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