



Wheatlands Lodge Windermere

- Outstanding detached Victorian guest house
- Recent £250,000 refurbishment. Car park and landscaped gardens
- 9 high quality en suite bedrooms and a lovely 2 bedroom owners' apartment
- £202,604 net T/O with £91,373 trading profits

**Offers around £1,175,000 -
Freehold**

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Property Ref: 303569

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Wheatlands Lodge, Old College Lane, Windermere, LA23 1BY



Wheatlands Lodge is without doubt one of the best guest house businesses of its type and size we have had the pleasure to offer for sale. This character detached Lakeland property - built in 1860, has the highest quality accommodation - and is located in a delightful and quiet backwater, yet is only an easy level walk from the centre of Windermere. With an up to date contemporary feel and decor to match, all of the bedrooms and their en suite bathrooms are appointed to the very highest of standards and are accompanied by lovely modern furnishings. These facilities are complemented by an excellent tarmac car park and delightful gardens as well as a separate and self contained apartment extending to 2/3 bedrooms for the resident owners.

In 1847 the railway came to the Lake District and its terminus was the station at the village of Birthwaite which was renamed Windermere. With the railway not being extended further as it was confounded by land owners and conservationists, the village grew rapidly with many lovely Victorian villas and houses being built for Lancashire's wealthy industrialists. Framed by watchful fells, Lake Windermere - England's longest lake - is only half a mile away while further to the north lies the lovely village of Ambleside with Grasmere beyond. This area is the hub of the tourist industry for the southern sweeps of the Lake District National Park with elegant steamers ploughing the lake and many walkers enjoying the fabulous views. Wheatlands Lodge with its high quality accommodation is ideally placed to benefit from this delightful area. In July 2017, The Lake District National Park was awarded UNESCO World Heritage Site status.

Wheatlands Lodge was acquired by the present owners in 2012. Prior to their acquisition, the previous owners had undertaken a very significant £250,000 refurbishment of this delightful property, to which the current owners have carefully upgraded these significant improvements, adding a pressurised hot water system and re-fitting the kitchen as well as completely redecorating the property and upgrading carpets and soft furnishings. Hand-in-hand with these improvements has seen turnover continue to move ahead to a significant level with only eight letting bedrooms. Having enjoyed their years at Wheatlands Lodge, the owners are now looking to retire.

THE PROPERTY

Built of local stone and under a slate roof, the accommodation is laid out on ground and two upper floors complemented by separate owners' accommodation to the lower ground floor.

PUBLIC AREAS

Canopy over the reception door. Reception hall with archway to the reception area and inner hallway. Breakfast room, a delightful character room to seat 16 and having a feature bay window.

LETTING BEDROOMS

8 letting bedrooms to sleep 16 (all double/twin). 4 rooms have en suite bathrooms while the remainder have en suite shower rooms. One room has a feature spa bath and four poster bed. All letting bedrooms have central heating radiator heated towel rail to the en suite, Wi-Fi hard-wired throughout the property, flat screen digital television, radio/clock alarm, hairdryer and tea and coffee making facilities.

There is an additional ninth double bedrooms with en suite shower room which the present owners use as additional owners' accommodation but would easily provide additional income.

OWNERS' ACCOMMODATION

The owners have the benefit of a very spacious apartment which has tiled floors throughout. Office, store and boiler room. Lounge with feature marble fireplace. Master bedroom and further second bedroom. Shower room.

SERVICE AREAS

Kitchen, being ergonomically laid out and having the benefit of modern fitted units. Fluorescent lighting and extractor. Linen store and staff WC.

OUTSIDE

Excellent tarmac parking area with space for 10 cars. Delightful, landscaped gardens to the front and side. Garden storage shed. Kitchen shed in courtyard.

SERVICES

South Lakeland District Council at Kendal (01539) 733333.
Mains water, drainage, electricity and gas. Gas-fired central heating. Predominantly double glazed. Pressurised hot water system. CCTV.



2017 LISTINGS

Visit Britain 5 Star Guest Accommodation - Silver Award

WEBSITE

www.wheatlandslodge-windermere.co.uk

TRADE

Certificate accounts as provided by the owners' Chartered Accountants in form of a Trading and Profit and Loss Account show trading profits (before finance costs and depreciation) of £91,373 on (net) turnover of £202,604 for the year ended 31 March 2017.

Please note that the above figures are achieved from 8 letting bedrooms.

PRICE

Offers around £1.175m are invited for the freehold complete with goodwill and trade contents, but excluding personal items. Stock at valuation.

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.

TO VIEW

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

DIRECTIONS

Leave the M6 Motorway at junction 36 and travel north on the A590/591 to the village of Windermere. Take the first left hand turn into the village, following the one way system. At the end of the one way system is Ellerthwaite Square. Take the right hand turn at the far side of the square into Old College Lane and Wheatlands Lodge is at the end on the right hand side.





Energy Performance Certificate

Non-Domestic Building



Wheatlands Hotel
Old College Lane
WINDERMERE
LA23 1BY

Certificate Reference Number:

0470-0830-3049-0094-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **64**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	385
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	84.02

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

68 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.a using calculation engine SBEM 3.5.a

Property Reference: 704048030000

Assessor Name: Stephen Morris

Assessor Number: NHER002040

Accreditation Scheme: National Energy Services

Employer/Trading Name: Estate Energy Solutions

Employer/Trading Address: Unit 4, Willow Mill, Fell View, Caton, Lancs LA2 9RA

Issue Date: 20 Apr 2010

Valid Until: 19 Apr 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0940-7904-0440-3400-8000

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005