

Victorian House Hotel

Broadgate, Grasmere, LA22 9TA



For Sale



- Stunning Lake District hotel in a honeypot village location
- Riverside position with glorious fell views
- 20 high quality ensuite letting bedrooms plus riverside shepherd's hut
- Ample car parking and welcoming landscaped gardens and seating area
- Completely refurbished in 2020 to an extremely high standard
- £567,595 (net) T/O on B&B only and fully staffed for operation at distance

**Offers around
£1,875,000 - Freehold**

Viewing is strictly by appointment
through Colliers

Haydn Spedding
Hotels Agency
07881 914867
haydn.spedding@colliers.com

colliers.com/uk/hotels

Victorian House Hotel, Grasmere



Victorian House is a gem of a Lakeland hotel in a genuine “honeypot” location and enjoying fabulous views out over the gardens and onto the banks of the river Rothay. Originally built in classic Victorian Lakeland style as a guest house of immense charm and character with a wonderful position in this pretty village. There is now a total of 20 exceptionally high quality ensuite letting bedrooms plus a lovely secluded riverside shepherd’s hut, complimented by landscaped gardens with seating area and plenty of car parking, making Victorian House an outstanding hotel to purchase.

Just a short stroll from the centre of the village, Victorian House is situated on Broadgate, the main road running through Grasmere, which is so popular with tourists throughout the year. There is an excellent choice of pubs, restaurants, and cafes while Sara Nelson’s World-Renowned gingerbread shop is next to St Oswalds village church. There is also The Wordworth Museum and Dove Cottage which makes this part of the central Lake District an ideal base to explore the rest of the Lake District National Park. To the north, over Dunmail Raise, lies Thirlmere and Keswick and to the east and west are Ullswater and the majestic Langdale Fells, all well known places to enjoy fabulous walks or a stroll by a lake.



The property was acquired by the present owners at the end of 2019, and they immediately closed the business for a complete refurbishment. This was an in-depth refurbishment to change the direction of the hotel to offer high quality rooms with an outstanding breakfast ideal for the 21st Century visitor and being able to be operated fully staffed on a remote basis. All the ensembles were revamped, the former owners’ accommodation converted to ensuite letting bedrooms and the riverside shepherds hut added to the landscaped gardens. To this was added a modern website and marketing. Specializing solely in the Bed and Breakfast market in the aftermath of Covid, this was just what the market needed and there has been a superb level of occupancy which has continued ever since. Indeed, many would say that this is now the place to stay in Grasmere. Having created this marvelous new accommodation for the Village and with the needs and commitments of a growing family, the owners are now looking to sell.

The Property

Victorian House is of a most attractive detached design in traditional Lakeland stone and slate with accommodation on ground and two upper floors plus basement to the main house. The more modern part at the rear is of two-story construction.

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Public Areas

An arched front entrance opens to the welcoming and stylish reception lounge, a lovely spacious area with ornate plaster ceiling, flagstone floor and recess cupboards either side of a traditional Victorian fireplace. Double doors to the inner hall, again with flagstone floor. Inner lounge with feature fireplace with open grate and flagstone floor as well as coved ceiling. The breakfast room is on two tiers with the upper level with flagstone floor, feature serving bar and is usually set for 11. The lower level is a wonderful conservatory opening out into the gardens at the rear. This is a truly lovely breakfast/dining space and is usually laid out for 18.



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Letting Bedrooms

20 letting bedrooms to sleep up to 52.

All are of the highest standard with 12 having ensuite bathrooms and the remaining 8 having ensuite shower rooms. One is a family suite of two rooms.

15 of the bedrooms are in the main building with an additional 5 being in the former owners' house at the rear. There is also a separate, feature shepherds hut at the bottom of the garden which sleeps 2 and features a Victorian roll top bath.

All letting bedrooms have central heating radiator, hair dryer, quality Wi-Fi access and tea and coffee making facilities.

Staff Accommodation

One of the letting bedrooms is currently used as staff accommodation.

Service Areas

Good quality, modern commercial kitchen incorporating main kitchen facilities, still area and freezer area. Separate wash-up area. Beer and wine store. Dry goods store and boot room/drying room.

Outside

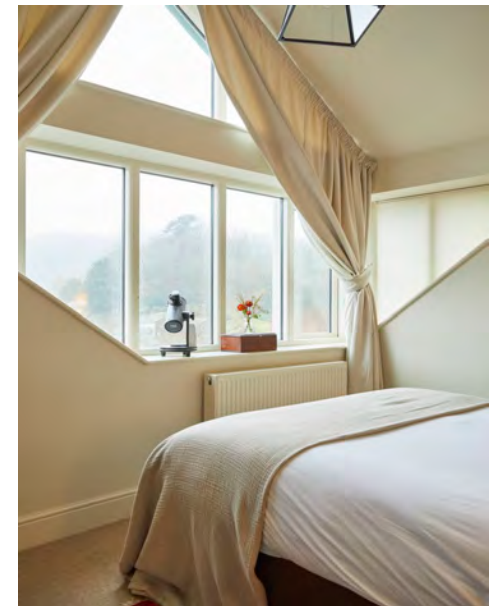
Large tarmac parking area to the frontage while to the rear are lovely, landscaped gardens, running gently down to the River Rothay.

Services

Westmorland and Furness Council at Kendal (01539) 733333.

Mains water, drainage, electricity, and gas. Gas-fired central heating which also provides the hot water.

The owners are very much aware of energy costs and have installed 24 solar panels which should contribute around 25% of the electricity needs of the property. They have also installed a superfast electric charging point for visitor car charging.



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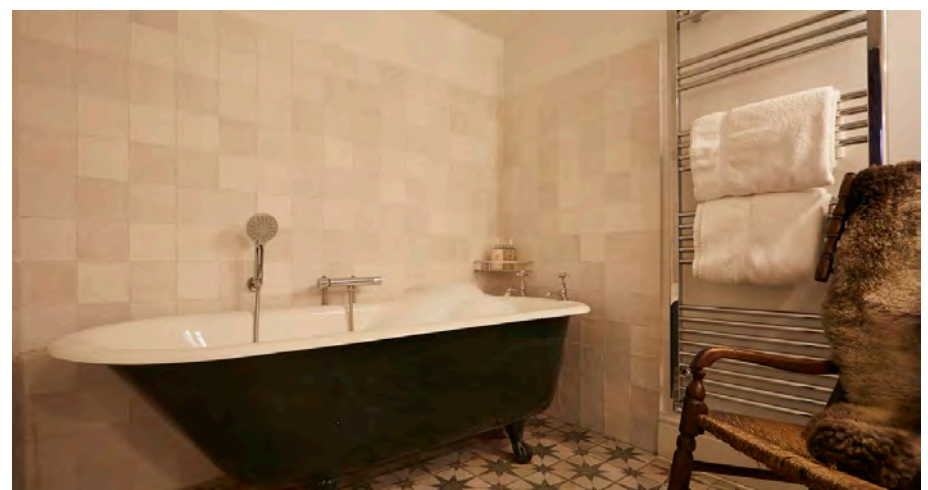
Shepherds Hut



Shepherds Hut



Shepherds Hut



Shepherds Hut

Victorian House Hotel, Grasmere

License

Property License

Website

www.victorianhousehotel.co.uk

Trade

Management accounts for the year ended 31 March 2025 show turnover (net of VAT) of £567,595 on which there trading profits (before finance costs, depreciation and excess items) of £174,318, on a fully managed basis.

However, should an owner/operator choose to fully operate the business themselves, very significant savings could be made, particularly in wages and management costs which would boost adjusted profits to in the region of £200,000.

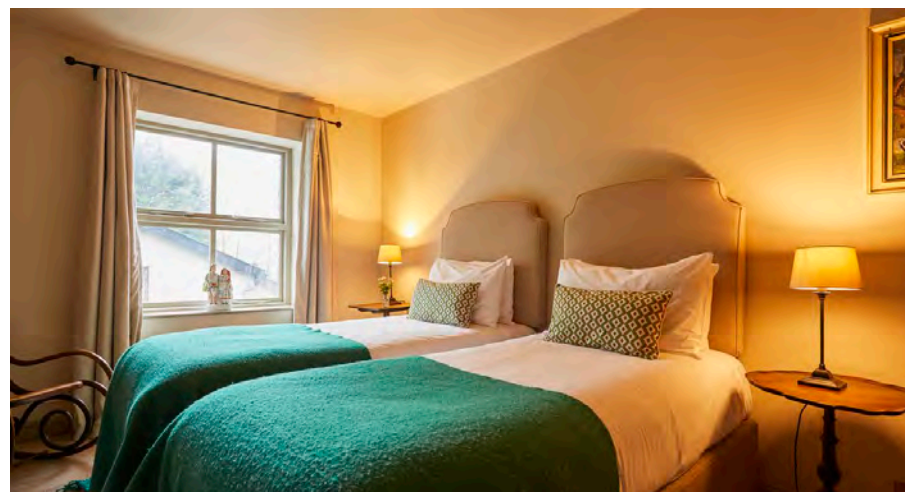
Please note that in the immediate aftermath of the Covid outbreak for the year ended 31 March 2022, Victorian House turnover was £702,463, with profit levels accordingly.

Price

Offers around £1,875,000 are invited for the freehold complete with goodwill and trade contents (according to inventory) but 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.



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To View

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

Identity Checks

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.

Directions

Leave the M6 Motorway at J36 and travel up through Windermere and Ambleside to Grasmere. Take the second left hand turn into the village and Victorian House Hotel will be seen prominently on the left, just before the main retail area.

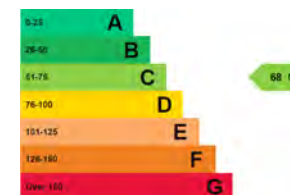
For further information, contact:



Haydn Spedding

T: 07881 914867

E: haydn.spedding@colliers.com



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