

FOR SALE Attractive Guest House

Acorn Guest House, Scotland Road, Penrith, Cumbria, CA11 9HL

Edwin  
Thompson



# Acorn Guest House

## Scotland Road, Penrith, Cumbria, CA11 9HL

A rare opportunity to purchase a substantial and excellently positioned guest house premises comprising 7/8 guest letting rooms and one/two bedroom owners accommodation with potential to reconfigure as desired. Acorn Guest House is situated at the northern aspect of the attractive market town of Penrith which enjoys a variety of tourists visitors including Coast to Coast walking and cycling groups, tourism visitors to the nearby Lake District National Park and business stays linked to the strategic location and road networks.

Appleby 14 miles   Carlisle 18 miles   Keswick 17 miles  
(distances approximate)

- An imposing and attractive seven/eight bedroom guest house with private owners accommodation, commercial kitchen, pretty rear courtyard seating area forming one of Penrith's leading guest houses.
- The property is presented to a good standard having undergone a full refurbishment in the mid 2000's and has had full front and side render replacement works carried out in 2023.
- The bed & breakfast business has operated successfully for over 20 years with strong turnover and profits and there is opportunity to expand further depending on specific occupier requirement.
  - The go to walkers and cycling stop off for the local tourism trade.
- The property would also lend itself to a variety of alternative uses including staff accommodation, conversion to residential flats or continued use as a guest house.

Guide Price £445,000, exclusive

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### LOCATION

Acorn Guest House occupies a prominent position on Scotland Road, a short walk to the north of the main shopping core of Penrith town centre, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated just 3 miles to the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 motorway network providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 15,200 (2012 Census) and is located within Eden District with a District population of over 52,600 (2011 Census). Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

The town is a popular tourist destination due to its proximity to the Lake District National Park, Yorkshire Dales and ease of accessibility. Penrith is a stopping point on a number of the Coast to Coast routes and is supported by good retail and leisure facilities including Sainsbury's, Booths, Morrisons and Aldi Supermarkets as well as Boots, M&S Food, Argos and WHSmith.

Scotland Road forms part of the A6, one of the main routes into Penrith town centre connecting to the A66, less than 1 mile away and becoming part of Middlegate and King Street travelling south into the town centre.

The local vicinity boasts a mixture of leading high street brands and local covenant occupiers including Costa Coffee, Greggs, Peacocks, Sports Direct, United Colors of Benetton, as well as a variety of local gift shops, cafes, leisure outlets and banks.



## THE PREMISES

The subject property comprises an attractive and substantial guest house forming a mid-terrace position with front seating area, rear courtyard and expansive accommodation positioned to the north of Penrith's town centre, within a popular residential area.

The building is of traditional stone construction which is rendered and painted externally to the front with painted stonework to the rear, underneath a pitched concrete tile roof. The property was formally known as Townhead Hotel and was extensively refurbished in 2004 including new double glazed windows throughout and internal works to provide ground floor guest facilities and kitchen, 7 No. guest rooms and owner's accommodation.

Internally, the ground floor provides a fitted kitchen, dining area, guest sitting room, lounge and reception.

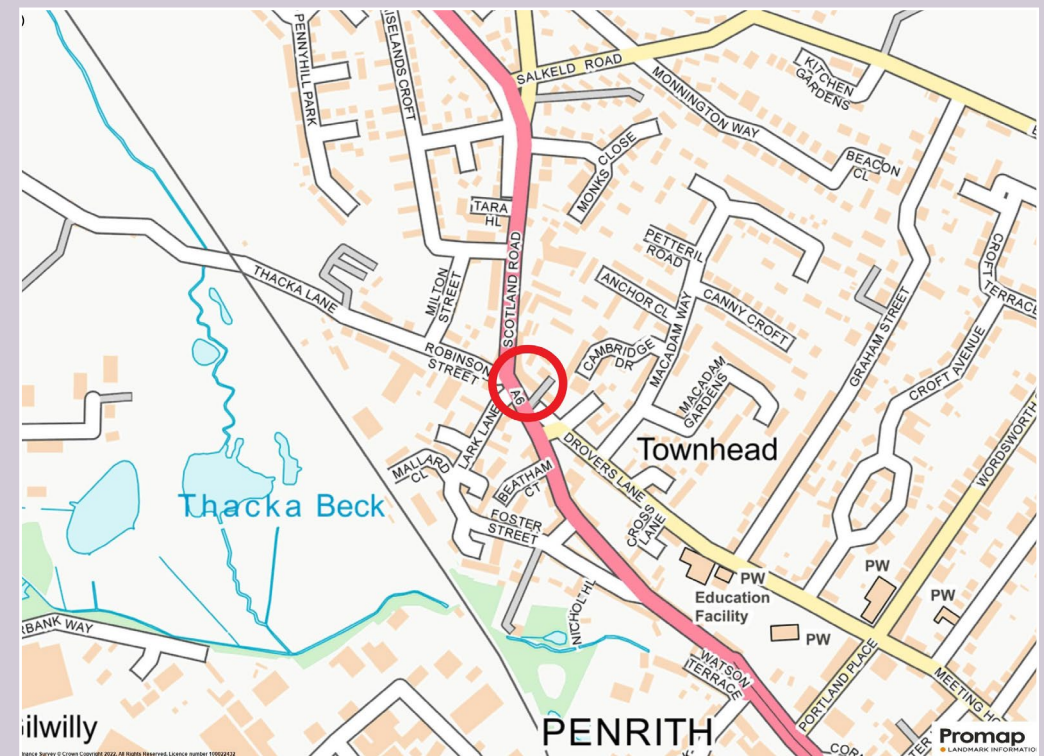
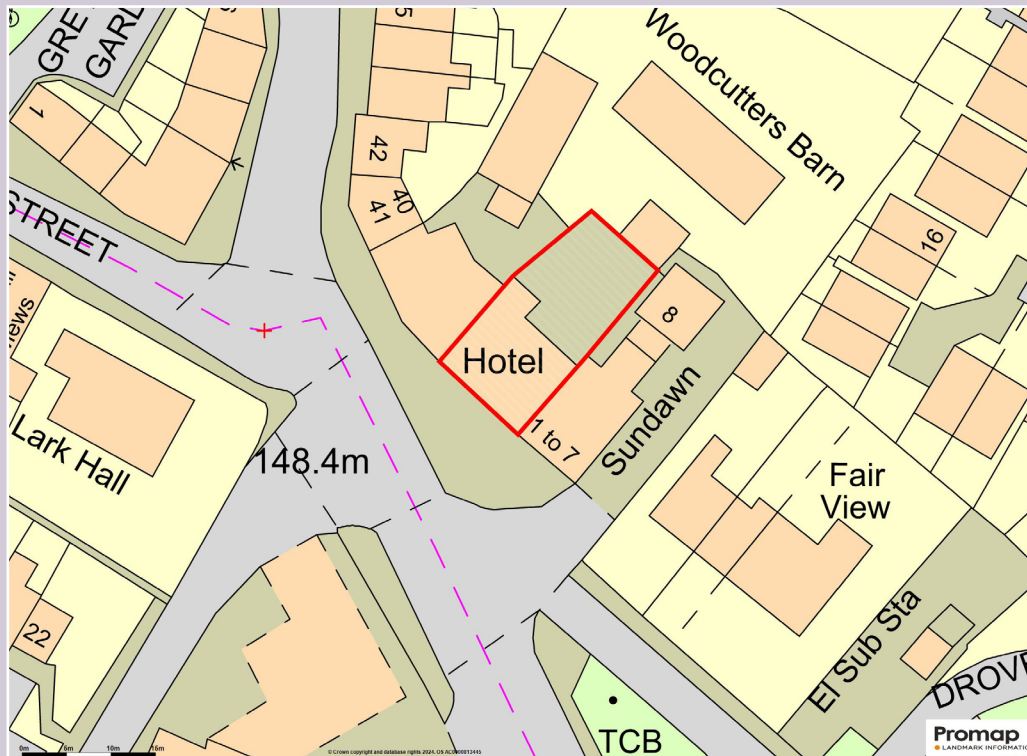
The first floor comprises three guest rooms all being en-suite, one being a family room with separate bedrooms and a laundry room.

The second floor provides four guest rooms all being en-suite, private en-suite owners bedroom and staircase to the attic level.

The converted attic space is arranged as a living room/bedroom and en-suite bathroom.

The accommodation in general is decorated to a good standard and the guest rooms are spacious and well equipped all of which are en-suite.

To the rear of the property provides a landscaped courtyard and generous seating area and car parking.



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### GENERAL

The property has been measured on a gross internal area basis, as follows:

Acorn Guest House		
Ground Floor	125.38m <sup>2</sup>	(1,350 sq ft)
First Floor	114.92m <sup>2</sup>	(1,237 sq ft)
Second Floor	113.15m <sup>2</sup>	(1,218 sq ft)
Attic	48.61m <sup>2</sup>	(523 sq ft)
Basement	5.12m <sup>2</sup>	(55 sq ft)
Total Approximate GIA	407.18m <sup>2</sup>	(4,383 sq ft)

### SERVICES

The property is connected to mains electricity, water, gas and the mains drainage/sewerage system.

Heating to the property is via a gas fed boiler supplying heating and hot water to radiators and en-suite facilities throughout the accommodation.

Prospective purchasers should make their own enquiries as to the services available for future use.



### TENURE

It has been advised the land and property is available freehold with vacant possession.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Asset Rating of C51 and an Energy Performance Certificate is available on request from the selling agent and are available to download from the Edwin Thompson Website.

### RATEABLE VALUE

We understand from the VOA website that Acorn Guest House has a Rateable Value of £8,300 and is described as a guest house and premises.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 0300 373 3300.

### PROPOSAL

Offers are invited at a guide price of £445,000 exclusive for the freehold interest, fixtures and fittings with vacant possession.



It should be noted that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract.

### MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

### VAT

All figures quoted are exclusive of VAT where applicable.

### LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

### VIEWING

The properties are available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis - [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

Tel: 015394 48811

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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