



FOR SALE

**CRAGSIDE GUEST HOUSE, 39 BLENCATHRA STREET,
KESWICK, CUMBRIA, CA12 4HX**

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Brief Résumé

Due to the retirement of the proprietors, the family-run Cragside guest house is now offered for sale. With it is a fabulous opportunity to purchase a long established life-style business in Keswick's thriving guest house hub. Traditionally presented throughout, currently with relaxed trading maintained below the VAT threshold, this is a business that is capable of being taken up to the next level.

Location

Cragside is located within a 6 minute walk of Keswick town centre in a quiet residential neighbourhood with the shops, cafes, bars, bistros, restaurants and local attractions all nearby. The shores of lake Derwentwater are less than a 10 minute stroll from the front door whilst the whole area is surrounded by mountain scenery offering remarkable views.

Description

A Victorian, mid-terrace, three storey property of vernacular architecture and constructed in local slate, with a perpendicular two-storey rear extension. Cragside is a classic guest house that has been well looked after and maintained over the 22 years that the present owners have been custodians and needs to be seen to be fully appreciated.

There is a total of five en-suite bedrooms, one of which is currently used by the proprietors.

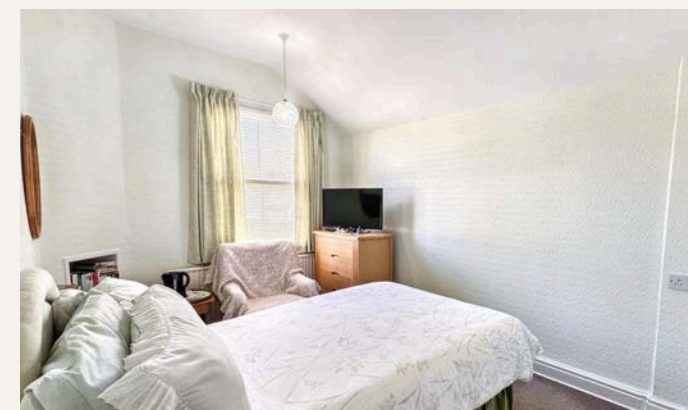
In addition to the usual service and owner accommodation, the guest rooms all feature free WiFi, Digital TV, Tea / Coffee making facilities and a clock. High class toiletries are provided in each en-suite and rooms have quality towels and a hair dryer also provided. The central heating and heated towel rails in the en-suite can be set by the guest.

The Business

The business is run by a husband and wife team without additional assistance and with a flexible calendar can be run as relaxed or intense as a purchaser wishes.

The proprietors choose a relaxed trading style using just two letting rooms although our assessment is that the business is capable of providing a Fair Maintainable Trade close to the current VAT threshold.

The present incumbents have owned the property since 2003 and have attained a 5 star tripadvisor rating and a 9.3 rating on booking.com and are members of the Keswick Tourism Association. Business is gained via the establishment's own website and by the OTA booking.com and there is scope for a purchaser to take this business up to the next level.



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Accommodation:

Entrance/ Vestibule/ Hallway

There is a small, welcoming front garden leading from the pavement of Blencathra street to the half-glazed front door. Through the front door, into a tiled lobby, a half glazed inner door leads into the hallway.

Dining Room

First on the right is the guest dining room set with 4 tables of two and a spare, the room features a bay window to the front and a wooden sideboard and a log effect gas feature fire. The UPVC double-glazed windows have a contoured pelmet and curtains with tie back.

Private Lounge

Next on the right is a private lounge with a window overlooking the yard and car parking.

Day room

At the end of the hall is a through-room used as a day room/ second private reception room.

Kitchen

Two steps lead down into the kitchen with traditional arrangement of wall and floor units and featuring two stainless steel sinks, each with a drainer, a dining area, warming cabinet and a gas hob. In addition, there is an electric oven and grill with table-top microwave. There is a washing machine, dish washer and a full complement of kitchen and tableware that will be identified within the trade inventory. A Velux window sheds light into the dining area.

Bedrooms

On the first floor are three well equipped, en-suite, letting bedrooms and on the second floor a further two en-suite bedrooms.

Room 1

At the rear of the property, on the first floor, this single room is well furnished with built-in wardrobe, bedside cabinets, and soft seating and includes a complementary refreshment tray. There is a window to the rear and an adjacent bathroom which includes a bath, shower, W.C and basin with a window to the side overlooking the yard.

Room 2

At the top of the stairs, off the landing, is room 2. At the rear it has far-ranging views towards the Skiddaw range, which includes Skiddaw, Little Man, Cowlside and Longscale Fell. The room features a full complement of furniture and has an en-suite incorporating a shower, pedestal basin and W.C.

Room 3

A large room at the front of the property overlooking Blencathra Street. It is a triple room with a double/twin plus a single. The en-suite shower room has an electric shower and heated towel rail, W.C, pedestal hand basin, mirror over the basin and a shower point.

Room 5

A large room on the second floor above room 3, at the front of the property overlooking Blencathra Street. It is a triple room with a double/twin plus a single. The en-suite shower room has an electric shower and heated towel rail, W.C, pedestal hand basin, mirror over the basin and a shower point.

Room 6

Is on the second floor at the rear of the property with a double-bed and en-suite shower room featuring an electric shower, heated towel rail, basin and W.C.

Attic room

Up a steep flight of paddle stairs, below which is a useful storage/ laundry cupboard, is an attic room with Velux windows and views to the rear towards the Skiddaw range. Whilst not suitable as a guest room, this room would provide very attractive amenity as a day room, office or workroom. It is light and airy and well equipped with electrical outlets.

Outside

A small front garden sits behind a low gated wall. To the rear is a yard with gates onto a rear yard and space to park a vehicle.

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Services

Mains gas, electricity, water and drainage are connected to the property. The central heating and hot water are provided by a gas fired boiler situated in the utility room.

Offers

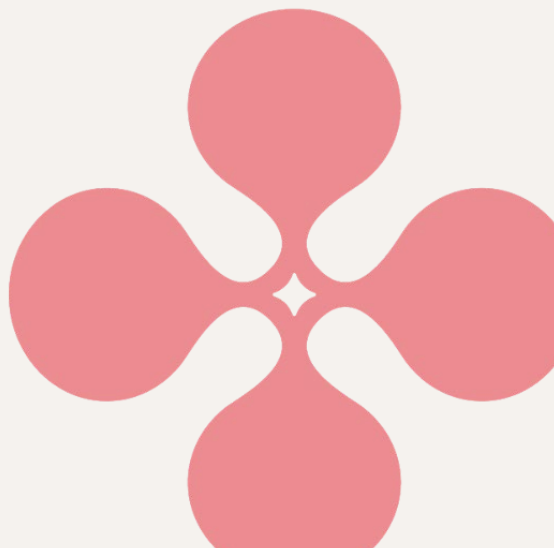
Offers are invited for the freehold interest in Cragside as a going concern with the benefit of forward bookings, goodwill, and a full trade inventory (personal items are excluded). An inventory of contents will be made available in due course.

All offers should be submitted to the Sole Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3932672



Mobile phone and Broadband services

CA12 4HX Mobile Signal					
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

✓ Good coverage ✗ No coverage

*Information provided by the signalchecker.co.uk website

CA12 4HX Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4HX in the last 12 months. Based on using FIBRUS as a provider ONLY

↓ Download: 71.7 Mbps

↑ Upload: 16.5 Mbps

*Information provided by the thinkbroadband.com website.

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Energy Performance Asset Rating

More energy efficient

A+

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

Less energy efficient

60 This is how energy efficient the building is



No Vacancies

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5. These particulars were prepared in April 2026

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