

ELTON GUEST HOUSE

Windermere Road, Grange-over-Sands, LA11 6EQ

FREEHOLD: £645,000 - OFFERS INVITED | REF: 6445216

CHRISTIE & CO

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KEY HIGHLIGHTS

- Six en suite guest bedrooms
- Three bed owner's accommodation
- Excellent location & year-round trade
- Easily managed lifestyle business
- Well maintained
- Excellent presentation throughout. Energy Rating B

LOCATION

Elton Guest House is located just a few minutes' walk from the railway station, local shops, cafes, restaurants and Grange-over-Sands Promenade.

Prominently positioned in the beautiful village of Grange-over-Sands on the edge of Morecambe Bay, with easy access to the Lake District National Park and the neighbouring "foodie" capital of Cumbria; Cartmel, visitors are drawn to the area all year round.

Elton House is an easily managed guest house that is beautifully presented and maintained to a very high standard by the existing owner's to offer comfortable, welcoming and quality accommodation.

This lifestyle business is complemented with comfortable and spacious, three-bedroom, owner's accommodation and private parking.



DESCRIPTION

Elton House was originally built as two Victorian terrace properties that were subsequently linked by interconnecting doors. Separate access is available to both the front and rear to access the guest and owner's area separately to maximise privacy for the owner's.

This bright and airy property, with period features, offers six guest bedrooms all with en suite facilities, located on the ground, first and second floor, a large guest sitting room, breakfast room, games room and kitchen. The owner's accommodation comprises of sitting room and office on the ground floor with three double bedrooms and bathroom on the first floor.

INTERNAL DETAILS

- Entrance hallway
- Breakfast room (12 covers)
- Kitchen with electric hob and oven, fridge and freezer, dishwasher
- Games Room with bi-fold doors and pool table
- Guests' sitting room on the first floor with picture window and feature fireplace

FIXTURES & FITTINGS

All fixtures, fittings and furnishings in the guest area of the guest house to be included within the sale. Please request confirmation prior to offer.








CELEBRATION
AWAITS
ST. PATRICK'S DAY



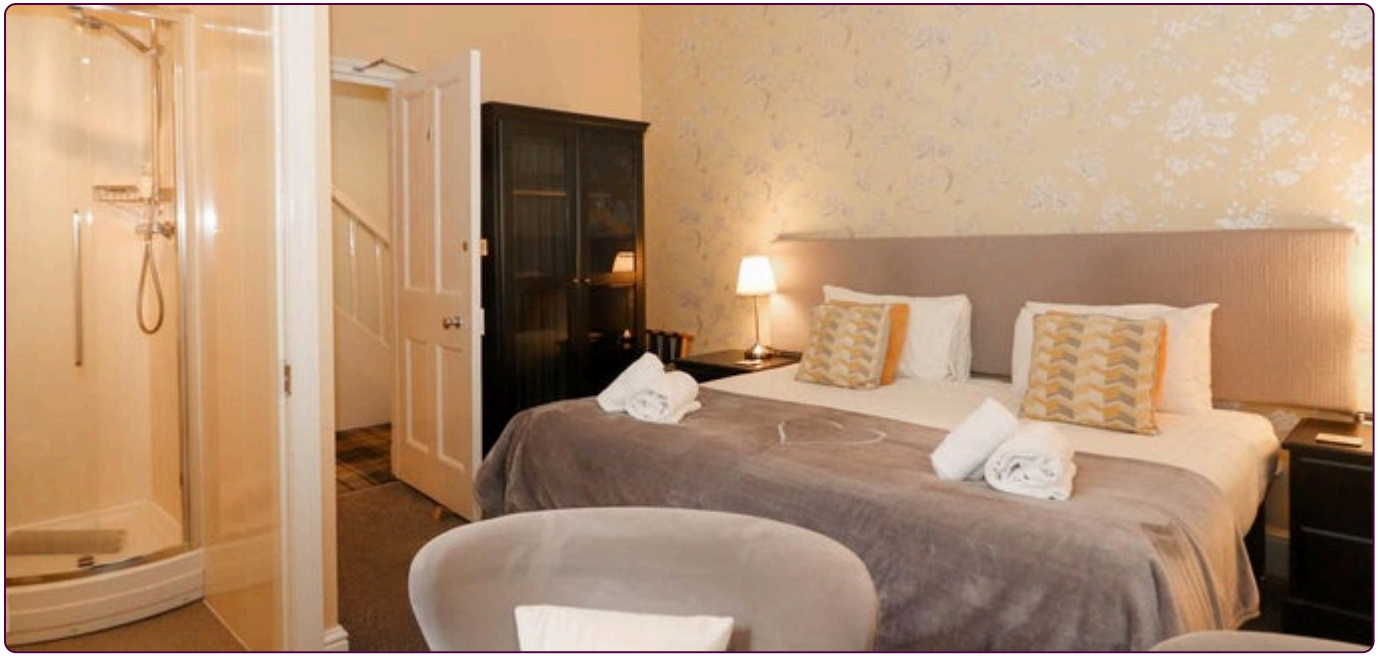
LETTING ACCOMMODATION

All rooms have tea and coffee making facilities, and Smart TV's.

Room Number	Floor	Room Type	Bathroom Type
1	Ground	Twin Room	En suite shower room
2	Ground	Super-King Room	En suite bathroom
3	First	Twin Room	En suite shower room
4	First	Super-King Room	En suite shower room
5	Second	Super-King Room	En suite shower room
6	Second	Family Room	En suite shower room



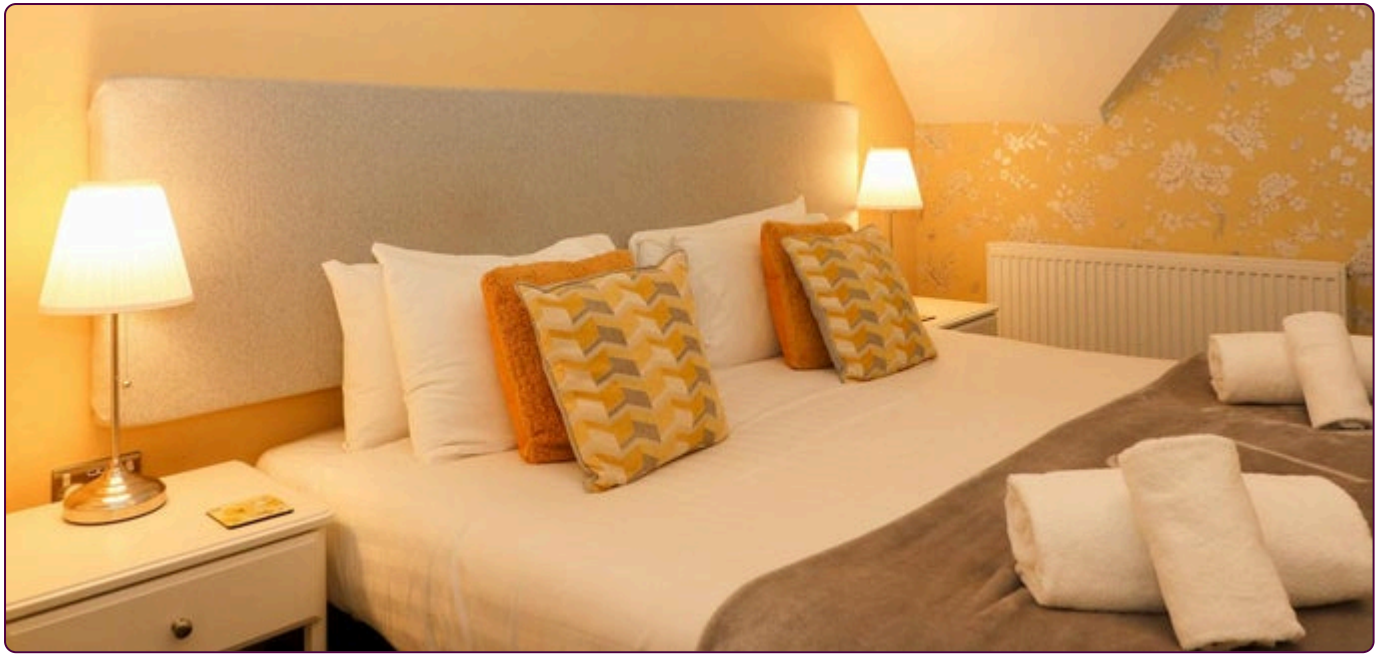






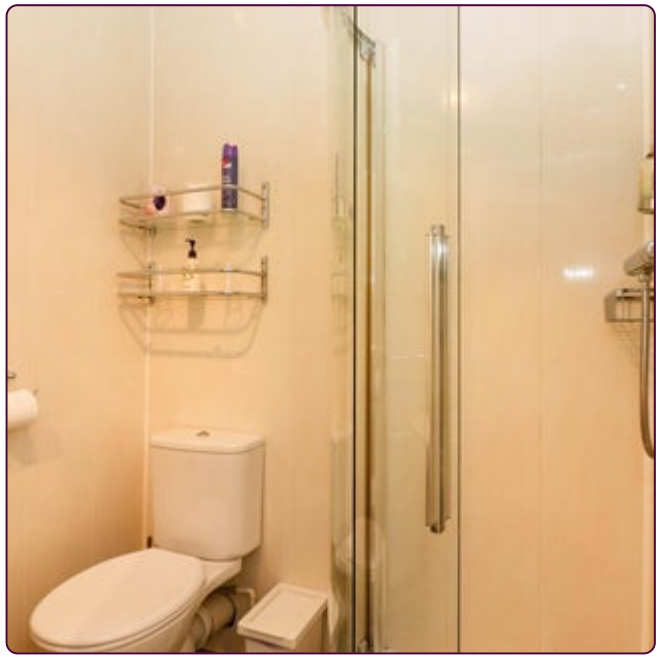












OWNER'S ACCOMMODATION

- Hallway
- Sitting room with electric fire
- Office and laundry storage
- Utility/laundry room with cloakroom WC
- Owner's Bedroom 1 – first floor, king size with feature fireplace
- Owner's Bedroom 2 – first floor, double
- Owner's Bedroom 3 – first floor double
- Storage cupboard on landing









EXTERNAL DETAILS

- Paved garden area to the front with seating
- Terraced hillside garden to rear with patio/sitting area
- Private parking for up to five cars
- Two storage sheds

THE OPPORTUNITY

The current owner's, in the short time they have owned the business, have made significant upgrades during their ownership to create a boutique and welcoming property to meet the expectations of today's discerning guests, however due to change in circumstances they are now looking to retire.

The business is currently trading successfully and is an easily managed owner/operated business, however ill-health means that the current owner's are no longer able to operate the business to it's full potential, thereby allowing a new owner to acquire a turnkey lifestyle business opportunity, with comfortable owner's accommodation and with the opportunity to significantly develop and grow the trading opportunity.

TRADING INFORMATION

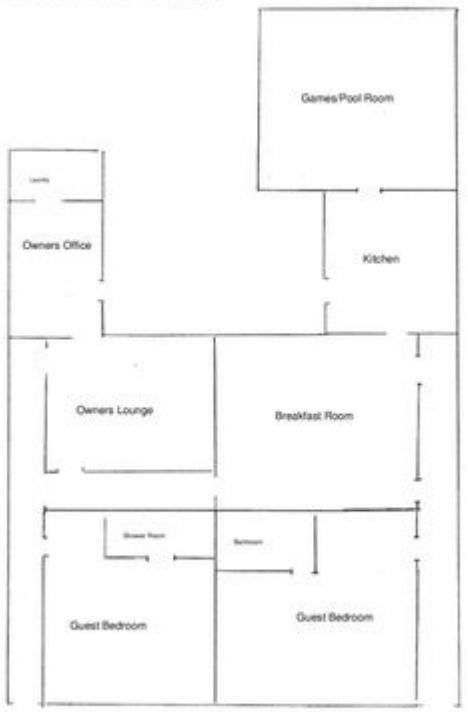
The business is currently for sale as the owner's are looking to retire – more information available on request.



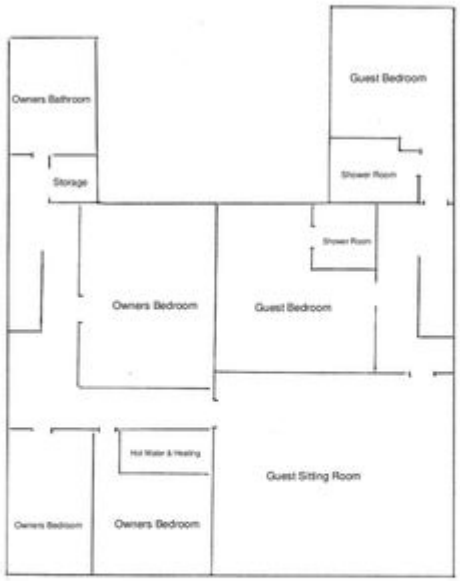


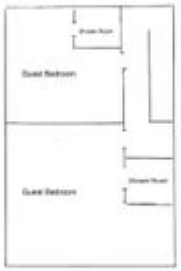


Elton House, Ground Floor. Scale 1:50 (Approx)



Elton House, First Floor. Scale 1:50 (approx)





DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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