

CLARENCE HOUSE  
14 ESKIN STREET, KESWICK  
CUMBRIA, CA12 4DQ

Edwin  
Thompson



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# Clarence House, 14 Eskin Street, KESWICK, Cumbria, CA12 4DQ

## Brief Résumé

Clarence House, built circa 1890 is a fully en-suite 5 bedroom (potentially 6) guest house plus owners' substantial living accommodation. This is a fine, large detached premises, immaculate throughout having been recently refurbished including new boiler, central heating system with 'Hive' active heating and a private owner's courtyard with separate access. The property is a short walk from the popular and vibrant Lakeland town of Keswick. An excellent well-established business, early inspection is strongly recommended.

## Description

This unrivalled and unique detached guest house, which would also be suitable for large family living if required, has been well invested in since the current Owners acquired the premises in 2017, whilst also maintaining many original style features. This is a superb opportunity to acquire a well-established business, not only with high standard of guest accommodation, but superior owners' accommodation, including Double Bedroom with En-Suite, Living Room, Large Kitchen, WC Utility Room, Office and second Lounge leading to private courtyard. To the first floor is a second double bedroom with en-suite facilities accessed via a private staircase.

Guest accommodation currently comprises Dining Room to the Ground Floor and all en-suite Rooms to the First and Second Floors. To the Third Floor is a double bedroom with en-suite including walk-in shower which is currently used as owner's accommodation but could also be used as a further sixth letting room.

## Accommodation:

Traditional Style Entrance Door  
Gives access to:



## Entrance Vestibule

Which in turn has a door to:

## Hallway

Gives access to the Guest Dining Room, Owners' Bedroom, Owners' Living Room and staircase to First Floor.



## Guest Dining Room

Bay window to front aspect, spacious Dining Room, currently set with 5 tables, potential for more if required.

## Owners' Bedroom

Window to rear aspect, radiator, access to en-suite facility.

## En-Suite

WC, wash handbasin and shower cubicle. This also has a doorway out to the main Hallway.

## Owners' Living Room

2 double glazed windows to the side aspect and spiral staircase to current Owners' Study Room.

Door to:

## Kitchen

2 double glazed windows to side aspect, good range of wall and base units. Range cooker, storage cupboard providing housing for the gas central heating boiler and hot water tank, breakfast bar area.

Two separate doors giving access to rear Porch and to Utility area.

## Utility Area

Plumbing for automatic washing machine, ample space for other utilities if required. Access to the Owner's Sitting Room and to the Office.



**Office**

Double glazed window to rear aspect.

**Owner's Sitting Room**

Radiator, uPVC double glazed window with matching external door to the private rear courtyard.

**Staircase**

Gives access to:

**First Floor Landing**

With access to Guest Rooms 2, 3 the current Owners' Study Room and to the Linen Room.

**Guest Room 3**

King size room with double glazed bay windows to the front aspect, en-suite shower facility.

**Guest Room 2**

Twin room with double glazed window to the rear aspect with en-suite facility.

**Owners' Study**

2 double glazed windows to the side and rear aspects, spindle staircase to the Owners' Living Room. Could potentially be a further guest room with en-suite facility.

**Linen Room**

Double glazed window to the front aspect.

Staircase from the First Floor Landing give access to:

**Second Floor Landing**

Giving access to Guest Rooms 5,6 & 7, which are all en-suite, plus access to a further Linen Room.

**Room 5**

Double room with double glazed window to rear aspect and en-suite.

**Guest Room 6**

Double room with double glazed window to rear aspect and en-suite.

**Guest Room 7**

Double room with double glazed window to front aspect and en-suite.

**Linen Room**

Double glazed window to front aspect.

Door and staircase from the second Floor Landing gives access to:

**Room 9**

Currently a bedroom, could easily be used as a guest en-suite room. Velux windows to front and rear aspects.

**Externally**

Fore-court area to the front and private courtyard to side of the Property with lock up Storage Shed.

**Services**

Mains electric, water, gas and drainage are connected to the Property.

**Agent's Notes**

Annual turnover is available upon request along with Trading Accounts, which will be made available to genuinely interested parties who have already inspected the premises. This is an excellent and well-established business.

**Rating**

According to the Valuation Office Website the property is assessed with a rateable value of £8,400 and is described as a guest house and premises.

**Council Tax**

The Owners' accommodation is assessed within Council Tax Band 'A'. the Council Tax payable for 2019/20 is £1,294.25.

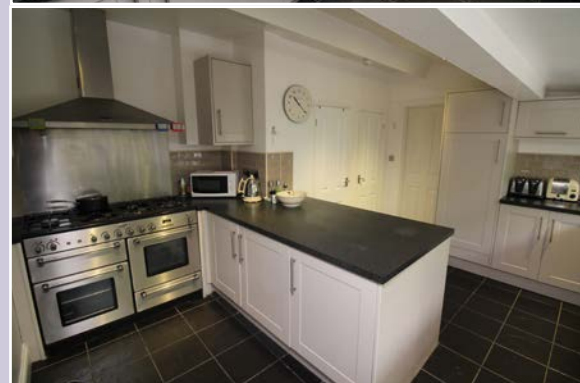
**Offers**

All offers should be made to the Selling Agents, Edwin Thompson Property Services Limited.

**Viewing**

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

REF: K4771076



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