



Peill & Co

**For Sale: Farmhouse & 6 Holiday Letting units**

Parkergate Farmhouse & Parkergate Cottages  
Bassenthwaite, Keswick, Cumbria CA12 4QG









Welcome to  
**Parkergate Farmhouse  
& Parkergate Cottages  
Bassenthwaite, Keswick,  
Cumbria CA12 4QG**

Farmhouse plus 6 self-contained letting cottages, barn, former cottage gardens and paddocks extending to a total of approx. 2.49 hectares (6.16 acres) for sale freehold. Superb opportunity for an owner-operator or as a high-yielding investment.

## Location

Parkergate farmhouse and cottages are situated within the Lake District National Park, close to one of the main tourist centres of the National Park, Keswick, and a short distance from nearby Bassenthwaite village. The properties sit in an attractive parkland setting with gardens, grounds and paddocks overlooking Bassenthwaite Lake (the only lake referred to as such within the Lake District National Park). The property occupies an extremely prominent position adjacent to the A591 at the foot of Bassenthwaite Common, and Ullock Pike leading to Skiddaw, one of England's highest mountains. A footpath runs from Parkergate down to the shores of Bassenthwaite Lake and Scarness Bay. The properties are south facing benefitting from stunning views to the surrounding mountains and benefitting from late evening sunshine and some stunning sunsets.

The properties are approximately 5 miles from Keswick, 21 miles from access to the M6 motorway at junction 40, air links at the recently opened Carlisle Lake District Airport to London, Dublin and Belfast, and travel time under 3 hours on the west coast mainline to London from Penrith, the closest mainline station. Edinburgh, Glasgow, Newcastle upon Tyne, Manchester and Liverpool are all within approximately 2 hours of the area, which is one of the most visited tourist destinations in the United Kingdom. North Lakes is renowned as being a destination for climbers, fell walkers, cyclists, mountain bikers and outdoor enthusiasts, and nearby visitor attractions include the Lakes Distillery, Mirehouse, Honister Slate Mine, Cumberland Pencil Museum, Lake District Wildlife Park, Whinlatter Forest and Go Ape. Latest figures available from Cumbria Tourism show that in 2018, there were in excess of 47 million visitors to Cumbria and the Lake District National Park with an annual spend of £3.00 billion. 40.4 million visitors were day trippers, with approximately 6.6 million overnight stays. The tourism industry in the Lake District supports a nearly 38,000 full time jobs.

The Lake District National Park was inscribed as a UNESCO World Heritage Site in July 2017, which has resulted in additional visitors worldwide, and increased awareness of the National Park to a global audience.





## Key Features

- UNESCO World Heritage site
- 4-bed grade 2 listed farmhouse with 6 letting cottages for sale, fully equipped as a going concern
- Stunning location close to Bassenthwaite Lake in North Lakeland
- Close to Bassenthwaite village, 5 miles Keswick, 1 mile Bassenthwaite Lake, 15 miles Buttermere, Loweswater and Crummock Water
- Extensive gardens, grounds, external seating, car parking with potential development opportunity in games room, barn and former cottage
- Potential to utilise paddocks for camping/pods (subject to any consents)
- Heart of the Lake District National Park
- In excess of 40 million visitors to Cumbria in 2018 with visitor spend of £3.0 billion
- Significant scope to increase income from the site













## General Description

The property comprises a 4-bedroomed farmhouse (which historically, before our client's ownership, was utilised by the owner operator as a bed and breakfast establishment, letting out the cottages), together with 6 self-contained cottages, a games room, a former barn (currently used for storage), a site/general office, and a disused former cottage. All of the properties sit in generous gardens and grounds with a large paddock. Subject to any consents being received, there is therefore potential to increase the number of letting units on site.

The accommodation is being sold fully equipped ready for trade to continue, and the properties are fitted out to a very good standard. The property could continue to be operated as 7 self-catering units or alternatively, an owner/operator could live in one of the units and derive an income from the remaining 6 units.







## Accommodation summary

The summary of accommodation is as follows

<b>Cottage</b>	<b>Capacity</b>	<b>Bedrooms</b>
Parkergate Farmhouse	Sleeps up to 12	4 beds
Parkergate Loft	Sleeps 4	2 beds
The Stables	Sleeps 2	1 bed
Calva	Sleeps 2	1 bed
Ullock Pike	Sleeps 2	1 bed
Whinlatter	Sleeps 5	3 beds
Black Moss	Sleeps 5	3 beds
<b>Total</b>	<b>Sleeps up to 32</b>	<b>15 beds</b>

Also within the curtilage is a substantial barn (currently used for storage with an adjoining small store/cottage (currently used for storage) and within the converted barn is a site manager's office. Each of these could potentially offer additional letting accommodation subject to any consents being received.

## Accommodation Detail

### Parkergate Farmhouse

A 4-bedroomed farmhouse with 2 reception rooms, open plan kitchen and dining area, sunroom and access to a substantial games room. The property offers the following accommodation:-

Ground floor – sunroom 2.58m x 3.65m; kitchen 5.86m x 3.12m with wall and base units, 5-ring hob, double oven, island unit; dining area 3.61m x 3.20m; sitting room with wood burner 4.17m x 8.21m; study/reception 4.67m x 3.51m plus 2.61m x 2.11m; games room 7.91m x 5.70m with perimeter seating and bar/servery area; cloakroom with wc and whb; boiler room 1.89m x 3.20m with oil boiler; utility room 3.51m x 3.46m with traditional slate flag floor.

Frist floor – bedroom one 3.86m x 3.84m plus ensuite (1.71m x 3.44m with bath, wc, whb and separate shower); bedroom two 5.09m x 3.19m plus ensuite (2.09m x 1.97m with bath, over-bath shower and whb); bedroom three 3.49m x 4.22m including ensuite shower, wc and whb; bedroom four 4.19m x 4.25m; family bathroom 2.0m x 2.06m (used as private shower room to bedroom four).

Outside – private seating area, terrace and lawned garden with lake views and to the surrounding fells.



### **Parkergate Loft**

With external staircase and elevated deck with extensive views to surrounding mountains; living area open plan to kitchen 3.20m x 5.83m; bathroom 3.08m x 2.49m with rolltop bath, shower, wc and whb; dining room 2.90m x 2.49m; bedroom one 3.28m x 2.96m.

First floor/mezzanine – bedroom 2.12m x 3.31m.

### **The Stables**

Comprising a self-contained one-bedroomed cottage with the following accommodation:-

Kitchen/diner 3.70m x 3.54m; living room 3.99m x 3.69m; bedroom 3.42m x 4.91m (with mezzanine sleeping platform above not currently used); bathroom with bath, wc, whb and walk-in shower

### **The Barn, as follows:- Calva**

Living room 3.64m x 3.85m plus open plan to kitchen 3.51m x 2.66m; bathroom with bath, wc, whb and separate shower; bedroom 3.78m x 4.60m

### **Ullock Pike**

Living room 3.64m x 3.85m plus open plan to kitchen 3.51m x 2.66m; bathroom with bath, wc, whb and separate shower; bedroom 3.78m x 4.60m

### **Black Moss**

Lower ground floor – shared entrance hall; living room 3.93m x 5.60m open plan to kitchen 1.95m x 3.28m with shower room and wc

Upper ground floor – double bedroom 3.83m x 3.16m; twin bedroom 3.79m x 2.36m; bathroom with bath, over-bath shower, wc and whb; single bedroom 3.45m x 2.20m

### **Whinlatter**

Lower ground floor – shared entrance hall; living room 3.93m x 5.60m open plan to kitchen 1.95m x 3.28m with shower room and wc

Upper ground floor – double bedroom 3.83m x 3.16m; twin bedroom 3.79m x 2.36m; bathroom with bath, over-bath shower, wc and whb; single bedroom 3.45m x 2.20m

NB: Both Black Moss and Whinlatter have patio doors leading to private external seating areas and barbecue.

### **Within converted barn**

Site office 3.73m x 5.15m with single drainer stainless steel sink unit and separate staff wc.

### **Separate Storage Barn**

Gross internal area 5.71m x 11.06m (63.15 sq m – 680 sq ft) with potential for conversion.

### **Cottage/Loft adjacent to barn with ground floor and mezzanine**

Gross internal area 5.03m x 3.59m (plus mezzanine) – 18.06 sq m (194 sq ft)













## Tenure

The property is to be sold freehold with vacant possession, fully equipped as an operational entity with inventory. Each of the 7 letting units is completely fitted out to a high standard, ready for continued operation by any purchaser.

## Services

We are advised that there are 2 private water supplies to the premises, mains electricity, a private drainage system (2 septic tanks and a treatment plant) with water storage facilities and oil-fired boilers provide central heating to the farmhouse and loft, and also the 4 units contained within the converted barn. The Stables benefit from electric panel heating.

## Trading Style

The cottages are currently let and operated by Boundless Breaks by CSMA who offer a membership scheme providing savings and exclusive benefits on holidays for people who work within the Civil Service and public sector. As such, the accommodation is not currently offered to let through any of the main holiday letting companies within the Lake District and, in our opinion, there is significant potential to increase the turnover from the cottages. Alternatively, an owner operator could live in one of the units (or convert the barn, subject to any consents) and derive a significant income from the cottages on site.

Further specific information regarding the cottages is available on the website at <https://www.boundlessbreaks.co.uk/parkergate-cottages>

Full financial information will be given to bonafide interested parties subject to signing a non-disclosure agreement.



## Planning

The property is situated within the Lake District National Park and, as such, the planning authority is the Lake District National Park Authority. The main part of the building is a Grade II Listed building.

## Price

£1.2 million for the freehold, fully equipped as a going concern with inventory.

## Legal Costs

Each party to be responsible for their own legal fees incurred in relation to any transaction.

## Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £25,500 UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

## Energy Performance Certificates

To be provided.

## VAT

As far as we are aware, the property has not been elected for VAT, but all prices and outgoings are quoted exclusive of any VAT which may be payable at the prevailing rate.

## Money Laundering

Under the Money Laundering Regulations 2017, Peill & Company Ltd & Flude Commercial will require any purchasers to provide proof of identity, along with any other associated documents in respect of offers for the property.

## Viewing

Strictly by appointment through the agents Peill & Company,  
tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings or Flude Commercial in Brighton.

Bassenthwaite - Parkergate Cottages CA12 4QG



**Promapv2**  
LANDMARK INFORMATION

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Licence number 100022432  
Plotted Scale - 1:2500. Paper Size - A4



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