



Truly stunning, spacious guest house

Lobby and two versatile dining/breakfast rooms

Spacious conservatory looking out to the garden

Beautiful gardens and plenty of parking

Eight individual suites plus staff quarters

Charming lounge/bar area with additional snug

Five star rating on Tripadvisor

Subject change of use, this could be a beautiful home

It is not to often that property with such charm and character come to the market. This is truly one of a kind and is currently run as a successful guest house. Little Beck Warren has been painstakingly developed over the year to produce this superb business which boasts a five star rating on tripadvisor and we have been informed that the impressive occupancy rate is around 80%. There is the potential to turn this property back to a residential dwelling (subject to change of use) which would surely make one of the nicest homes in Cumbria. There are many feature that stand out, but the most impressive must be the individually styled luxury bedroom suites of which there are eight, plus staff quarters. The charming suite are know as: wood suite, copper suite, stone room, porcelain suite, marble suite, glass room, slate room and the silver room. All the suites boasts en suite matching their names. The other accommodation in the property includes a front porch, hallway, reception area, two dining/breakfast rooms, sun room, lovely bar/lounge with a snug. There is a staff toilet, and also bedroom with en suite and lounge which could be an additional guest room if desired. The property also has a fully equipt kitchen. Externally the property boasts plenty of parking and mature well kept garden with a small woodland. The current owner also opens the guest house to meals Monday to Thursday so there is additional potential to provide meals over the weekend. Positioned between the towns of Whitehaven and Workington the property also offers easy access to Cockermouth and the surrounding uncommercialised Western Lakes, surrounding Fells and coastline. The property has been furnished throughout to a very high standard and the furniture can be included subject to negotiations.

ACCOMMODATION

Front Porch

Through uPVC door. Bay window, tiled flooring and access to the main hallway.

Main hallway

A lovely hallway with attractive wood panelling, ceiling beams and solid wood flooring. Built in cupboard, wall mounted lighting, window, central staircase, feature arch to the Reception area and leads to the dining room and breakfast room.

Reception area

Continuation of the solid wood flooring, double panel radiator and leads to the kitchen and the bar. Stairs leading to the first floor landing.

Bar area

A spacious room with solid wood flooring, feature wood panelling on the walls, a double and a single panel radiators. The bar area has a designer wine rack, solid wood bar, windows, skylights and a door leading out to the rear of the property.

Snug

Comfortable sitting area to relax in with a drink. It has tiled flooring and a window outlook.

Kitchen

Comprising of a range of wall and base units with worktop, stainless steel sinks and cookers, tiled flooring, tiled walls, decorative coving, uPVC double glazed window and a double panel radiator.

Hallway

Solid wood flooring and wood panelling, two cupboards and access to a ground floor WC.

WC

Comprising of WC, hand washbasin with tap over a vanity unit. Decorative coving, extractor fan, single panel radiator and a uPVC double glazed frosted window.

Dining room

A lovely spacious room with exposed ceiling beams, exposed feature stonework, dimmer switch controlled lighting, two windows, one to the front of the property and one to the back, with double panel radiators below. Leads through to a secondary hallway.

Breakfast/dining room

Feature alcove, decorative coving, double glazed window. Opens up to a second area which is currently used as seating for breakfast and has a double panel radiator.



Secondary hallway

Access to the wood suite and the Sun room. Wall mounted lighting, double panel radiator.

Sun room

A spacious light and airy room with uPVC double glazed French doors leading out to the garden.

Wood suite

Double bedroom benefiting from exposed beams, double panel radiator and a uPVC double glazed window. Leads to a beautiful en-suite with a wood hand washbasin with mixer tap set over a vanity unit, designer wood bath, shower with glass screen and a WC. Chrome heated towel rail, part tiled walls, shaver point, extractor and a window.

Stairs leading to;

Beam and a velux window.



Landing area

The area has a vaulted ceiling, exposed beam and exposed stonework. uPVC door leading out to a balcony, single panel radiator and a uPVC double glazed window. Allowing access to further two rooms.

Copper suite

Lovely double bedroom with a double panel radiator and a uPVC double glazed window. Leads to the Copper en suite which comprises of a free standing copper bath with mixer tap and a copper hand washbasin with mixer tap over a vanity unit. Large walk in shower with controls which are integrated into a tiled surround. Chrome heated towel rail, shaver point, tiled flooring, extractor fan and a uPVC double glazed frosted window.



Porcelain suite

A beautiful room with two built in cupboards with double doors, the room benefits from three uPVC double glazed windows, trench doors with a Juliet balcony, single panel radiator and access to the en-suite. Comprising of bath with mixer tap and shower attachment, shower cubicle with controls integrated into a tiled surround, designer hand washbasin and WC. Part tiled walls, shaver point, chrome heated towel rail.

Glass suite

A light and airy double bedroom with a double panel radiator and a uPVC double glazed window. The en suite incorporated a shower cubicle with tiled surround. Glass hand wash basin with designer mixer tap. Chrome heated towel rail, shaver point, extractor and a uPVC double glazed frosted window.

Stone suite

Spacious double bedroom with a double panel radiator and a uPVC double glazed window. Beautiful en suite boasting a large bath, stone hand wash basin with mixer tap over a vanity unit. Benefiting from a heated towel rail, tiled flooring, exposed stone wall, shower cubicle, shaver point, WC and a uPVC double glazed window.



Slate suite

A calm tranquil double bedroom with exposed fireplace, decorative coving, feature ceiling beam, double panel radiator and a uPVC double glazed window. The en suite comprises of a walk in shower cubicle with shower and tiled surround, feature slate hand washbasin with mixer tap and WC. Chrome heated towel rail, exposed ceiling beam and decorative coving.

Marble suite

Bright airy double bedroom comprising of a two door built in cupboard, large velux window with black out blind, two uPVC double glazed windows and two single panel radiators. Access to the spacious en-suite with freestanding bath with mixer tap and shower attached, hand washbasin with mixer tap set over a vanity unit, shower and WC. Laminate flooring, extractor fan and a uPVC double glazed window.

Silver suite

A beautiful room with three uPVC double glazed window and uPVC double glazed French doors boasting a Juliet balcony. There are two built in cupboards and a single panel radiator. The en suite boasts a bath with mixer tap and shower attached. Shower cubicle, designer hand wash basin with mixer tap. WC, part tiled walls, shaver point, chrome heated towel rail and a Velux window.

Staff bedroom

Decorative coving, ceiling rose, double panel radiator and a uPVC double glazed window. Leads through to a living area and an en-suite.

Living room

Decorative coving, double panel radiator, uPVC double glazed window and uPVC double glazed french doors leading out to the rear garden.

En-suite

Comprising of a free standing bath with mixer tap and shower attached, shower cubicle with controls integrated into a tiled surround, marble hand washbasin with mixer tap set over a vanity unit and a WC. Chrome heated towel rail, shaver point, marble tiles and a uPVC double glazed window.

Garage

Large double garage with power points, lighting and houses the boilers.



Exterior

To the front the property benefits from a driveway providing plenty of parking. To the rear the property enjoys a lovely, mature garden with patio area, feature arch, lawned areas and a wide range of flower, bushes and trees. There is also a small woodland.







