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**FOR SALE - Cumbria Substantial 30 Bed Care Home in Sought  
After Location in Cumbria  
Offers In The Region Of £1,500,000**





# FOR SALE - Cumbria Substantial 30 Bed Care Home in Sought After Location in Cumbria Offers In The Region Of £1,500,000



## Location

The premises are situated in a sought after location in Cumbria with fabulous open views to the front and within easy access of all local amenities.

## Description

Imposing and impressive traditional detached residential care home offering some 30 bedrooms as it stands with en suite facilities, good sized reception rooms, spacious kitchen area and laundry room. The property benefits from a passenger lift and two stair lifts. Side driveway providing rear parking.

## Accommodation

### Ground Floor

#### Glazed Front Entrance Porch

Additional ramp access.

#### Entrance Hall

With staircases leading off, LIFT, access to useful Cellar storage.

#### Main Office

14'1" x 11'8" (4.303 x 3.575)

Used as Manager's office.

#### Diningroom

19'10" x 15'5" plus 23'6" x 15'4" (6.050 x 4.722 plus 7.163 x 4.696)

In 2 sections, maximum overall measurements into both front bay windows, open archway between, ramp up to serving hatch.

#### Front Lounge

18'8" x 17'11" (5.695 x 5.472)

Maximum overall measurement into front bay window with excellent views.

#### Second Lounge

20'9" x 14'4" (6.328 x 4.388)

Maximum overall measurement into side bay window.

#### Additional Front Entrance

#### Laundry Room

12'2" x 11'9" (3.732 x 3.606)

Please note that the equipment in situ is on lease and the purchaser of the property will be required to take over the lease.

#### Various Toilets

#### Inner Hall

Access to the passenger Lift.

#### Kitchen

14'3" x 14'1" (4.351 x 4.316)

Please note that the equipment in situ is on lease and the purchaser of the property will be required to take over the lease.

#### Preparation Room

#### Rear Entrance Hall

With ramp access from the rear car park.

#### Cleaning Room

16'11" x 7'1" (5.158 x 2.178)

#### Nurses Room

10'3" x 7'11" (3.140 x 2.414)

#### Administration Room

11'2" x 11'0" (3.426 x 3.375)

#### G1 Bedroom

15'4" x 13'11" (4.695 x 4.003)

Maximum overall measurement into front bay window and including En suite Washroom/w.c.

#### G2 Bedroom

14'2" x 13'10" (4.327 x 4.230)

Maximum overall measurement including En suite Washroom/w.c.

#### G3 Bedroom

15'4" x 13'2" (4.695 x 4.029)

Maximum overall measurement into front bay window plus En suite Washroom/w.c.

#### Bathroom/w.c.

12'0" x 6'7" (3.673 x 2.032)

#### G4 Bedroom

15'5" x 11'5" (4.722 x 3.482)

En suite Washroom/w.c.

#### Hairdressers Room

8'0" x 7'1" (2.445 x 2.169)

#### Rear Entrance

### First Floor

#### F1 Bedroom

12'7" x 11'7" (3.840 x 3.555)

Plus En suite Washroom/w.c.

#### F2 Bedroom

17'5" x 11'7" (5.328 x 3.534)

Maximum overall measurement including En suite Washroom/w.c.

#### Separate Toilet

#### F3 Bedroom

15'6" x 14'4" (4.728 x 4.382)

Plus En suite Washroom/w.c.

#### F4 Bedroom

13'4" x 10'11" (4.089 x 3.329)

Plus recess and En suite Washroom/w.c.

#### F5 Bedroom

16'3" x 13'2" (4.974 x 4.025)

Maximum overall measurement into front bay window with excellent views plus En suite Showerroom/w.c.

#### F6 Bedroom

En suite Washroom/w.c.

#### F7 Bedroom

16'0" x 12'0" (4.900 x 3.668)

Maximum overall measurement into front bay window with excellent views plus recess and En suite Washroom/w.c.

#### F8 Bedroom

14'10" x 9'10" (4.540 x 3.002)

Plus En suite Washroom/w.c.

#### F9 Bedroom

14'7" x 13'9" (4.457 x 4.210)

Plus En suite Washroom/w.c.

#### Bathroom/w.c.

9'1" x 6'11" (2.786 x 2.131)

#### Linen Room

#### F10 Bedroom

15'11" x 15'11" (4.866 x 4.606)

Maximum overall measurement into front bay window with excellent views plus En suite Showerroom/w.c.

#### F11 Bedroom

14'1" x 9'8" (4.298 x 2.963)

Plus recess and En suite Showerroom/w.c.

#### F12 Bedroom

13'11" x 11'2" (4.248 x 3.420)

Excellent front views plus En suite Showerroom/w.c.

#### F14 Bedroom

15'7" x 11'6" (4.767 x 3.512)

Plus En suite Showerroom/w.c.

**Staff Break Out Room / Kitchen**

11'11" x 10'11" (3.650 x 3.351)

**Second Floor**

**S1 Bedroom**

11'7" x 9'6" (3.538 x 2.912)

Plus recess and En suite Washroom/w.c.

**S2 Bedroom**

15'6" x 14'5" (4.725 x 4.398)

Plus En suite Showerroom/w.c.

**S3 Bedroom**

17'5" x 11'3" (5.322 x 3.447)

Maximum overall measurement including En suite Washroom/w.c.

**S4 Bedroom**

13'5" x 11'3" (4.107 x 3.439)

Plus deep recess and En suite Washroom/w.c.

**S5 Bedroom**

12'9" x 12'2" (3.902 x 3.727)

Excellent front view plus En suite Showerroom/w.c.

**S6 Bedroom**

15'6" x 12'0" (4.746 x 3.679)

Excellent front view plus En suite Washroom/w.c.

**S7 Bedroom**

15'5" x 12'6" (4.708 x 3.835)

Excellent front view plus En suite Washroom/w.c.

**Bathroom/w.c.**

14'6" x 6'4" (4.441 x 1.931)

**S8 Bedroom**

14'11" x 13'3" (4.558 x 4.048)

Plus En suite Showerroom/w.c.

**S9 Bedroom**

14'5" x 9'11" (4.399 x 3.039)

Plus En suite Showerroom/w.c.

**Staff Bedroom**

10'10" x 7'9" (3.327 x 2.370)

Plus recess and En suite Washroom/w.c.

**Staff Kitchen**

11'3" x 6'5" (3.437 x 1.973)

**S10 Bedroom**

11'10" x 10'8" (3.632 x 3.260)

Excellent front view, plus recess and En suite Washroom/w.c.

**S11 Bedroom**

10'8" x 9'2" (3.266 x 2.806)

Plus recess and En suite Washroom/w.c.

**S12 Bedroom**

13'11" x 11'2" (4.249 x 3.404)

Excellent front view plus En suite Washroom/w.c.

**Bathroom/w.c.**

11'9" x 8'7" (3.590 x 2.619)

Hoist bath, wash basin, w.c.

**S14 Bedroom**

15'6" x 11'5" (4.730 x 3.489)

Plus En suite Washroom/w.c.

**EPC**

71 C

**Floor Area**

According to the EPC register the floor area is some 1383 square metres (14886 sq ft) or thereabouts.

**External Boilerroom**

**External Car Parking**

With parking for several cars approached from side driveway.

**Services**

All mains services connected. Gas central heating.


**Viewing Arrangements**

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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