



the
Cranleigh®
BOUTIQUE

Cranleigh Hotel

Kendal Road, Bowness-On-Windermere, LA23 3EW



**FISHER
WRATHALL**
COMMERCIAL



Introduction

The prestigious, award-winning Cranleigh Hotel in Bowness-on-Windermere is now available as a going concern, presenting a unique opportunity to acquire The Cranleigh brand, a well-established and successful business providing five star accommodation.

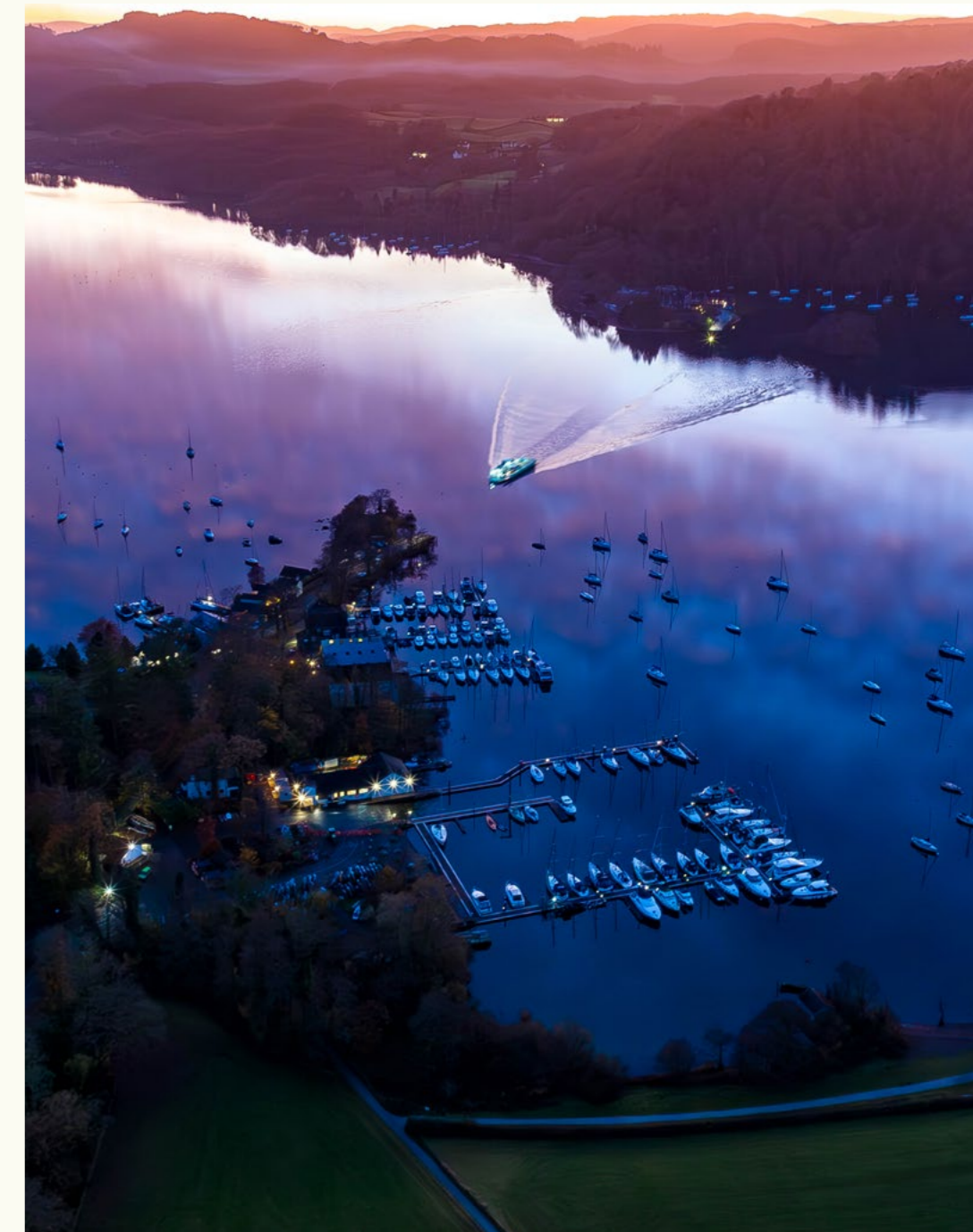
This unprecedented sale includes five separate buildings, available as freehold and leasehold, situated strategically on Kendal Road and Church Street, just off the main Lake Road and a stone's throw from the iconic Lake Windermere. The hotel boasts a combined 22 luxury en suite bedrooms, each varying in size and luxury finish, all refurbished with bespoke local designs and furniture. Nestled in the heart of Bowness, this thriving, popular hotel offers a once-in-a-lifetime opportunity for potential buyers looking to invest in a high-calibre property in one of the most desirable locations in the Lake District.



Location

The Cranleigh Hotel is superbly located in a prime location in the heart of the English Lake District. The busiest place to be with thriving nightlife economy, a prime location that offers unparalleled access to the Lake District's extensive range of amenities. This includes a diverse selection of shops, a wide variety of restaurants, numerous entertainment venues, and the chance to partake in scenic trips on Lake Windermere.

The area is celebrated for its dynamic tourist industry and vibrant local community, attracting tourists from all around the world throughout the year. This constant influx of international visitors enhances the commercial asset's benefits, presenting a lucrative opportunity for any business aiming to capitalise on the high foot traffic and the area's sustained popularity. This makes it an exceptionally attractive commercial acquisition prospect, ideally suited for investors looking to tap into a thriving market with well-established tourist appeal and significant potential for profitability.



Property?

The Cranleigh Hotel trades across five distinct buildings: 3 of which form the main site all being freehold, situated on Kendal Road; the 4th site being the leasehold Church Suites located on Church Street; and the freehold Hideout, found on Quarry Brow Bowness, offering a diverse range of hospitality experiences within close proximity to each other.



The Kendal Road Site

The main site on Kendal Road consists of a stone-built, three storey detached property finished with both Lakeland Stone and rendering. Adjacent to the main building is a semi-detached building of similar construction. Both properties are freehold and whilst both being of three storey construction it extends to four storeys to the rear. The final building situated on Kendal Road to the is referred to as the Sanctuary, also trades as the Cranleigh Hotel. Set at a lower level due to the rear slop this property is a single storey brick built detached with the rendered elevations set beneath a pitched slate covered roof.

Ample on-site parking and disabled access to accommodate all visitors. The beautifully landscaped gardens with outdoor seating create a welcoming atmosphere for relaxation and social gatherings. Additionally, the property includes a restaurant, enhancing its appeal as a versatile venue suitable for a variety of hospitality events or as a standalone enterprise. This combination of amenities makes it an attractive investment for those looking to acquire a well-equipped, ready-to-operate business in a desirable location.



Church Street Site

This detached deluxe former cottage, spanning two stories, presents an outstanding commercial acquisition opportunity. It has been transformed to incorporate four nextgeneration suites, each designed with modern amenities and luxurious finishes. The property boasts an outdoor hot tub only available to Indulgence suite. Additionally, the cottage includes ample storage space and a pellet boiler, enhancing its functionality and efficiency. This combination of advanced features and deluxe accommodation makes it a highly attractive investment for those looking to enter into or expand in the luxury hospitality market.



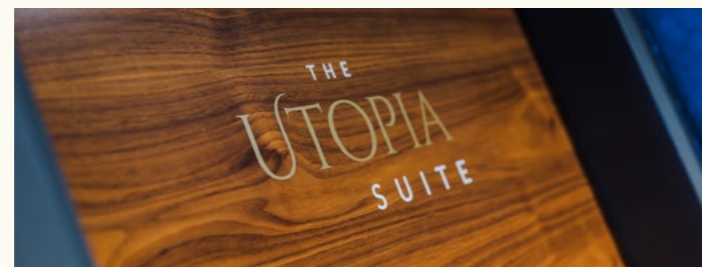
The Hideout

This property, a house individually converted into an extremely stylish hospitality letting unit, offers unique accommodation spread across three levels and available for letting in its entirety. As a fully self-contained unit, it features a first-floor living room complete with a balcony and fully equipped kitchen, adding a touch of luxury and convenience. On the ground floor, there is a bedroom and shower room, designed for comfort and privacy. The highlight is a stunning bathroom on the basement level, equipped with a spa bath and shower, which leads into a studio lounge, creating an opulent relaxation space. This property is not only visually stunning but also highly functional with rear car parking facilities included. It presents a fantastic commercial acquisition opportunity, particularly appealing for investors looking to capitalize on the high demand for unique and luxurious short-term accommodation solutions in desirable locations.

The Opportunity

This well-established hotel boasts an impressive profitable annual turnover, with room rates ranging from £150 to £600 per night, highlighting its strong revenue-generating potential. There exists a significant opportunity for growth and turnover enhancement through the development of its restaurant. The property has undergone recent renovations to achieve a top luxury specification, which has effectively eliminated reservation costs, adding to its financial attractiveness. Consistently ranked Number 1 on TripAdvisor in the area and has done for years., it boasts over 1,800 five-star excellent reviews and maintains a 4.5-star average rating on Google, also with more Facebook followers than any other hotel in the north of England along side a huge database. This turnkey business is ready to operate from day one, offering an immediate profitable venture for prospective buyers looking to invest in a high-standing and well-reviewed establishment in the hospitality industry.

This versatile investment of multiple properties may suit a buyer already trading at this level in the industry looking to grow their portfolio through aquation. The vendor may consider individual sales via agent negotiation.



The Cranleigh Boutique Hotel

The Cranleigh Boutique Hotel, located on Kendal Road, is an ensemble of four distinct properties, including one detached and one semi-detached on Kendal Road, a former detached townhouse situated at the rear of Kendal Road, and a detached property on Church Street. The Church Street property, known as the Church Suites, is nestled in the heart of Bowness within the town's bustling commercial district, which is replete with retail, commercial, and leisure properties, and is situated directly opposite St Martin's Church.

This prime location offers guests immediate access to local amenities and attractions. The main site of The Cranleigh Boutique Hotel is advantageously positioned on Kendal Road, one of the principal routes into the town centre, which is a mere 5-minute walk away. This strategic placement enhances the hotel's appeal, making it an ideal choice for visitors seeking both convenience and luxury in the Lake District.

Accommodation - Main Hotel Site

Downstairs

Reception

The property welcomes visitors with an open plan reception area, featuring comfortable sofa seating, a warm fireplace, laminate flooring, and modern wallpaper, creating a cosy and inviting space. Guests are greeted by a small hallway with stairs leading to the first floor, seamlessly connecting the welcoming ground level to the upper accommodation.



Club Room Dining Room (pictured right)

The dining area accommodates 20 people with 10 tables, featuring a mix of chairs and soft fabric benches along the wall, and includes two bay windows, one at the front and another at the rear elevation, enhancing the ambiance with natural light. Beyond the dining room lies a kitchen equipped with a single sink, food lift, cupboards, and counters, with stairs that provide access to both the basement and the first floor, facilitating smooth operational flow throughout the building.



First Floor

The layout features a landing throughout, with one staircase leading upstairs and two separate staircases to the ground floor, complemented by a single unisex toilet and two cleaning cupboards. Additionally, there are five separate rooms, four of which are ensuite, and one complemented by a separate bathroom that includes a toilet and shower.



Standard Room 1

The accommodation features a double room equipped with central heating, offering a comfortable and warm environment, complemented by a separate bathroom that includes a toilet and shower.

Superior Room 2 (pictured left)

The luxurious super king bedroom boasts an ensuite with a shower, enhanced by underfloor heating for added comfort, and includes amenities such as a fridge and central heating.

Standard Room 3

The double bedroom features an ensuite equipped with a shower and underfloor heating for added comfort, a large front-facing window that brings in ample natural light, and a fridge.

Standard Room 4

The double bedroom is well-equipped with an ensuite that includes a shower and underfloor heating, alongside a fridge and central heating.

Luxury Room 5 (pictured right)

The double room offers a luxurious stay with its ensuite that features both a shower and bath, complemented by underfloor heating, and includes central heating and a fridge. A bay window provides a picturesque view of the front of the property.

Second Floor

The second floor features a landing that leads to one staircase and a cleaning cupboard, along with four rooms, each equipped with its own ensuite.



Luxury Room 6 (pictured left)

The double room features a spacious super king bed and comes equipped with an ensuite that includes both a shower and a bath, complemented by underfloor heating for optimal comfort. Additionally, the room offers a fridge and central heating.

Superior Room 7

The double bedroom features an ensuite with a bath, an over-bath shower, and underfloor heating, creating a comfortable and luxurious bathing experience. Additionally, the room is equipped with a fridge and central heating.

Superior Room 8

The double room boasts a luxurious super king bed and an ensuite equipped with both a shower and a bath, complete with underfloor heating. Additionally, the room includes central heating and a fridge.





Luxury Room 9

The double room, adorned with a super king bed, features an ensuite equipped with both a bath and a shower, complemented by underfloor heating. Architectural charm is added with exposed beams throughout the room and a rooflight window.

Basement

The basement includes a kitchen, staff toilet, drying room, two storage rooms, and two staff bedrooms or offices, each accompanied by a separate toilet, providing a comprehensive and functional space for both work and staff needs.

Accommodation - 2nd Hotel Site

Situated some 25 metres down the road from the main site, this property spans two floors and boasts six luxury ensuite rooms, each newly decorated to a high standard with a niche and bespoke design.

Ground Floor

Escape Suite (pictures left)

This open-plan space combines a bedroom and living area, featuring a small partition between the bed and sofa to subtly define each space, and includes an ensuite equipped with both a bath and a wet room shower.

Underfloor heating throughout ensures a comfortable and warm environment, enhancing the overall luxury and functionality of the room. This room is accessed by the rear of the property separate to all other room in the building.



Luxury Room 14

The double bedroom features an ensuite equipped with both a shower and a bath, alongside a fridge and central heating.

Second Floor

Seduction Suite (pictured above and right)

The double room boasts a super king sized bed and an ensuite that includes a luxurious double shower and bath, complemented by a walk-in wardrobe/dressing room. This suite is uniquely positioned to offer an exclusive view of the lake, enhancing its appeal as a premium accommodation option.

Accommodation - The Sanctuary

This separate, detached former townhouse is located at the rear of the second hotel site on Kendal Road, features an open-plan bedroom and living area, designed for seamless flow and optimal use of space.

Superior Room 15

The double bedroom offers a comfortable and convenient setup, featuring an ensuite with a shower, a fridge for personal use, and central heating.

Luxury Room 16

The double room features a king sized bed and includes an ensuite with a bath and an attached shower head, freshly decorated throughout to ensure a modern and inviting ambiance. Additional amenities include a fridge and a coffee machine.

First Floor

Superior Room 13

The double bedroom is equipped with an ensuite that includes a bath with an attached shower head, and it offers the convenience of a fridge and central heating.



The suite includes an ensuite with both a bath and a wet room shower, enhancing the luxurious feel of the accommodation. Outside, a private hot tub and small seating area provide a perfect spot for relaxation. Inside, the bedroom's exposed beams and textured wallpaper add character and warmth, while floor lighting throughout the suite creates a modern, inviting ambiance.

Accommodation - Church Suites

Ground Floor

Indulgence Suite (Pictured bottom left and right)

This luxurious suite features an open plan bedroom and living area, cleverly divided by a small half-wall partition that subtly separates the spaces while maintaining an airy feel. A display fireplace enhances the ambiance, complemented by a fridge and a fully stocked mini-bar for convenience.

The ensuite is equipped with an air spa bath and a separate wet room shower, providing ultimate relaxation. Additionally, the suite extends outdoors to a private space featuring a hot tub and a comfortable seating area on the patio, perfect for enjoying the outdoors. The entire suite is controlled by Nest central heating, ensuring a comfortable temperature and environment year-round.

Utopia Suite (Pictured bottom left and right)

This double room features a king bed and an ensuite that includes an open shower and a sub-level air spa double bath, providing a spa-like



experience within the comfort of your own space. Additionally, the room is equipped with Nest central heating.

First Floor

The first floor features a unique circular landing that houses a tech/server cupboard and a linen cupboard, leading to two rooms that are situated a couple of steps higher up.

Opulence Suite

This double room features a king sized bed and an ensuite equipped with an air spa bath and an open shower, providing a luxurious bathing experience. Additionally, the room includes two sash windows, allowing for ample natural light and fresh air to enhance the comfort and ambiance of the space.

Fantasy Suite

This double room offers a king sized bed and a separate living area, which includes a distinctive glass-enclosed ensuite featuring a double bath and walk-in shower, enhancing the luxurious feel of the space. Underfloor heating throughout the room.

Accommodation - The Hideout (picture left)

This property features a ground-level double bedroom paired with a separate shower room, enhancing privacy and convenience. The first floor houses a large, modern kitchen complete with a breakfast bar and an adjacent living area, creating a seamless flow for dining and relaxation. A balcony to the rear offers an inviting outdoor seating area, perfect for leisure or entertaining. Accessible via a spiral staircase, the basement unveils an additional living area, large wardrobes for ample storage, and a super modern bathroom equipped with an open shower and a double hot tub bath, providing a luxurious spa-like experience right at home.

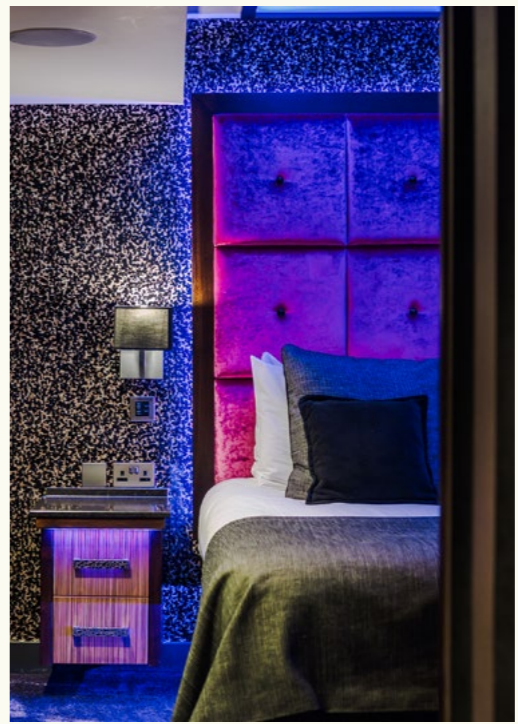
Price

Available for £3.3 million, this comprehensive offering includes The Cranleigh brand in its entirety, all five properties and the businesses as a going concern, representing a true turnkey purchase. The sale encompasses the website, existing contracts, staff, and all fixtures and fittings, ensuring a smooth handover to the new owner. This acquisition provides a seamless transition with everything needed to continue operations without interruption, making it an ideal investment for those looking to enter or expand in the hospitality industry with a fully established and operational enterprise.

Viewings 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



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