



Hayescastle Road | Distington | Workington | CA14 5YB

Guide Price £575,000



**david britton**  
ESTATES

## Key features

- Wonderful Lifestyle Opportunity
- 8 Themed ensuite double bedrooms
- Owners accommodation
- Currently trading as a B&B
- Commercial style kitchen
- Contemporary styling throughout
- Central Oak Staircase
- Lovely lawned gardens with terraces to the rear
- Ample off road parking to the front
- Double garage

## Description

A rare and exciting opportunity has arisen to acquire this stunning B&B, tucked away on the edge of Distington in the western Lake District. The property is in immaculate condition throughout and is ready for those buyers who are looking to take on a successful lifestyle business and make it their own, or simply to create a fantastic family home. Littlebeck Warren is a well-established 4 Star luxury B&B, which comprises eight spacious and uniquely themed guest letting rooms, all with ensuite bathrooms, as well as private owners' accommodation, a commercial kitchen, and a number of stylish and comfortable reception areas for guests and owners to enjoy. Externally to the front of the property there is ample off-road parking, a trickling beck running across the front, and access to a double garage ( currently used for storage ). To the rear there are beautiful gardens with three lawns surrounded by established plants and shrubs and a number of terraced seating areas, as well as peaceful woodland to the side of the property.

Littlebeck Warren attracts a lot of business from professional people working in the local area who often request specific guest suites, as each bedroom has its own theme and a different outlook over the exterior of the property.

The village of Distington sits approximately 5-10 minutes' drive from Workington, as well as approximately 15 minutes from Whitehaven and Cockermouth, meaning it is ideally located for access to a wealth of local amenities and to the A595.

\*\* Viewing strictly by appointment only \*\*

## Directions





# Floor plans

## Little Beck Warren



Approx. Gross Internal Floor Area 4302 sq. ft / 399.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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