

HOUSECLUB
ESTATE AGENCY

Westleigh Hotel, 9 Marine Road West, Morecambe, LA3 1BS

£500,000


WESTLEIGH
B&B
CHECK OUT
WIFI
12345678
DINING ROOM







Inside The Home

Entered via a welcoming and characterful Entrance Hall, this impressive hotel offers purchasers an exciting opportunity to acquire a substantial guest accommodation business in a prime position overlooking the iconic Morecambe Bay coastline. Full of charm and character throughout, the property provides a fantastic blend of guest accommodation and comfortable owner living. To the main entrance level, a spacious reception/dining room provides an inviting space for guests to relax and enjoy their stay. A large bay window fills the room with natural light while showcasing incredible views across Morecambe Bay. Also located on this floor are three owner bedrooms, with the principal bedroom benefiting from its own bathroom. The other two bedrooms are served by two ensuite shower rooms, providing excellent and flexible owner accommodation. The principal bedroom also benefits from a wonderful Sun Room addition, complete with sliding doors, creating a peaceful private retreat away from the hustle and bustle of the hotel.

To the Ground Floor, a well-equipped Kitchen provides an excellent space for preparing hearty breakfasts and welcoming guests each morning. A private owner's lounge offers a comfortable space to unwind, with a door leading directly onto the front garden. A WC, useful storage room and additional reception room complete this floor, providing a range of practical and versatile spaces.

To the First Floor, four well-presented guest bedrooms can be found, three of which benefit from ensuite facilities. The front-facing bedrooms enjoy some truly impressive views across Morecambe Bay, creating a memorable setting for guests to wake up to.

The Second Floor provides a further four guest bedrooms, all benefiting from their own ensuite facilities, offering comfortable and private accommodation for visitors.

To the Third Floor, a further five guest bedrooms can be found, with four benefiting from ensuite facilities. The generous number of bedrooms provides the property with excellent potential as an established guest accommodation business, whilst the variety of accommodation across the upper floors allows guests to enjoy the character and views this property has to offer.

With its impressive number of guest bedrooms, dedicated owner accommodation, characterful reception spaces and enviable outlook across Morecambe Bay, this property presents an exciting opportunity for purchasers looking to acquire a lifestyle business in one of the North West's most recognisable coastal locations.

Let's Take A Closer Look At The Area

Located in the vibrant seaside town of Morecambe, this busy community caters for all. With the breath-taking Morecambe Promenade on its doorstep, enjoy countless hours walking the coastline soaking up the spectacular scenery surrounding this remarkable property. Situated in a highly accessible area with the M6 bay gateway less than a 10 minute driveway away, bus stops within easy walking distance providing access in around area as well as further a field, and the Lake District and Yorkshire Dales National Park an approximate 40 minute drive away. For those with a family seeking excellent local schooling, this property is within the catchment area for both Lancaster boys and girls grammar schools. This incredible business caters for all.

Let's Step Outside

To the front of the property, a beautifully landscaped garden provides a lovely space for guests to sit, relax and watch the world go by, whilst enjoying views towards Morecambe Promenade and the iconic Morecambe Bay coastline. This attractive outdoor area offers an additional space for guests to unwind and make the most of the property's enviable coastal setting. To the rear, the owners have created a private and practical space of their own. A covered yard provides excellent shelter and privacy, creating a useful area away from the main guest accommodation. The rear also benefits from a garage, providing off-road parking for a vehicle as well as housing the boiler and numerous washing machines, making it a particularly practical space for running the business. The property also benefits from two water tanks, installed by the owners as part of their efforts to improve efficiency and provide a practical solution for the running of the hotel.

Overall, the outdoor space has been thoughtfully arranged to provide a welcoming area for guests to enjoy at the front, alongside a private and highly functional area for the owners to utilise at the rear.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA941417

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase













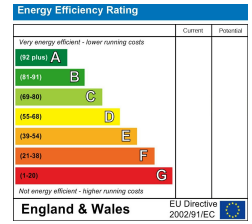

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