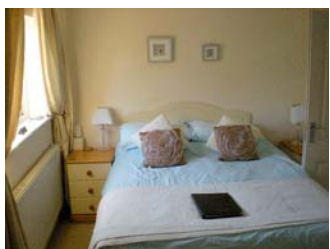


**Ref: 5193 - The Brambles B&B**



Brambles  
Green End  
Landbeach  
Cambridge  
Cambridgeshire  
CB25 9FD

**LARGE DETACHED RURAL GUEST HOUSE WITH CHALETS & OUTBUILDINGS FOR SALE - CAMBRIDGESHIRE**

**Former farmhouse, tastefully decorated  
Main house with 5 letting rooms & 2 bed owners' accommodation  
2 separate 1 bed chalets/studios (currently let)  
Additional outbuildings for storage  
Plot extends to just under an acre  
Well established and highly regarded business  
Situating in rural location on the edge of Landbeach  
Versatile property would suit many uses (STPP)  
Well appointed and presented throughout  
Early viewing essential to fully appreciate  
Advised annual turnover £116,000  
Genuine retirement for sale  
**FREEHOLD****

**ASKING PRICE  
£1,150,000 Plus SAV**

**Ref: 5193**

### **Location**

This superbly presented guest house is located on a rural road at the edge of the village of Landbeach, Cambridgeshire. Boasting a generous and wide gravelled driveway off a country road, this location is truly idyllic. Landbeach is a popular and upmarket village in the county of Cambridgeshire, renowned for its picturesque countryside and quality period properties. The city of Cambridge is a ten minute drive from the village of Landbeach, Cambridge is well known as one of the major seats of learning via the world renowned universities and colleges. The city is a multi cultural city with some of the UK's finest recreational facilities, architecture and period and housing. The area has strong road and rail links with mainline trains from the city of Cambridge and by road via the A14 trunk road and M11 motorway.

### **Business History**

Online Business Sales are delighted to offer to the market this superb rural property and guest house business which comprises a main house with self contained 2 bed owners accommodation and 5 well presented letting rooms and ancillary areas in addition to two separate chalet style accommodations which are let and several out buildings on a plot of just under an acre. Our clients have owned and operated the business since 2004 and only now are they reluctantly offering it for sale due to unfortunate ill health. Since they took ownership of the business they have built a superb reputation for quality accommodation and a tasty and varied breakfast menu. Through their efforts, we are advised that the business currently achieved an impressive annual turnover of £116,000 from the letting of the 5 guest rooms in addition to longer term lets of the two separate chalet style buildings which each have a bedroom and lounge and kitchen facilities (one being studio style). The property would lend itself to numerous uses should a new owner wish to introduce other income streams, however these would of course be subject to any necessary planning permissions. We urge viewing of this wonderful opportunity to work and live in such delightful surroundings.

### **Financial Profile**

We are advised:  
Annual turnover of £116,000

### **Tenure**

We are advised freehold

### **Opening Hours**

Trades all year round

### **Accommodation**

Large detached former farmhouse, tastefully decorated and full of character briefly comprising:

Secure entrance leading to tiled hallway  
Breakfast room with 8-10 covers  
Fully fitted kitchen  
Private lounge with wood burning fire and stairs to private quarters.  
Garden room/office/2nd lounge area with electric under tile heating and double glazed doors to lawned garden.  
Letting room 1 - Double room with en-suite shower room.  
Utility room / W.C.

#### **FIRST FLOOR**

Letting room 2 - Double room with en-suite shower room  
Letting room 3 - Double room with en-suite shower room  
Letting room 4 - Double room with en-suite shower room  
Letting room 5 - Double room with en-suite shower room

Private accommodation, this comprises of a large double bedroom, dressing room with en-suite bathroom.  
Stairs to the loft area / second owners bedroom.

#### **EXTERNAL**

To the front is parking for approximately 12 vehicles. To rear is approximately 1/2 acre lawned grounds with potential for up to five further units like to be erected if desired and STPP.

Gravelled courtyard area  
Self contained detached chalet / studio apartment with vaulted ceiling and electric under floor heating. Currently let.

Detached converted chalet / outbuilding, comprising of a self contained studio apartment with vaulted ceiling and electric under floor heating. Currently let

Three further 'barns' / outbuildings that could be converted/renovated STPP

### **Enquire**

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances