

Company registration number 04551663 (England and Wales)

**ELM HOUSE ULLSWATER LIMITED**  
**T/A 1863 RESTAURANT WITH ROOMS**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**  
**PAGES FOR FILING WITH REGISTRAR**

**ELM HOUSE ULLSWATER LIMITED  
T/A 1863 RESTAURANT WITH ROOMS  
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**ELM HOUSE ULLSWATER LIMITED**  
**T/A 1863 RESTAURANT WITH ROOMS**  
**BALANCE SHEET**

**AS AT 31 DECEMBER 2025**

|                                                                |       | 2025                  | 2024                  |
|----------------------------------------------------------------|-------|-----------------------|-----------------------|
|                                                                | Notes | £                     | £                     |
| <b>Fixed assets</b>                                            |       |                       |                       |
| Tangible assets                                                | 3     | 238,968               | 259,875               |
| <b>Current assets</b>                                          |       |                       |                       |
| Stocks                                                         |       | 21,083                | 14,955                |
| Debtors                                                        | 4     | 2,284                 | -                     |
| Cash at bank and in hand                                       |       | 31,934                | 15,009                |
|                                                                |       | <u>55,301</u>         | <u>29,964</u>         |
| <b>Creditors: amounts falling due within one year</b>          | 5     | <u>(162,070)</u>      | <u>(62,133)</u>       |
| <b>Net current liabilities</b>                                 |       | <u>(106,769)</u>      | <u>(32,169)</u>       |
| <b>Total assets less current liabilities</b>                   |       | 132,199               | 227,706               |
| <b>Creditors: amounts falling due after more than one year</b> | 6     | <u>(8,352)</u>        | <u>(11,638)</u>       |
| <b>Net assets</b>                                              |       | <u><u>123,847</u></u> | <u><u>216,068</u></u> |
| <b>Capital and reserves</b>                                    |       |                       |                       |
| Called up share capital                                        | 7     | 200,100               | 300,100               |
| Profit and loss reserves                                       |       | <u>(76,253)</u>       | <u>(84,032)</u>       |
| <b>Total equity</b>                                            |       | <u><u>123,847</u></u> | <u><u>216,068</u></u> |

**ELM HOUSE ULLSWATER LIMITED  
T/A 1863 RESTAURANT WITH ROOMS  
BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2025**

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For the financial year ended 31 December 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

The financial statements were approved by the board of directors and authorised for issue on 22 September 2026 and are signed on its behalf by:

Mr M F Vause  
**Director**

Company registration number 04551663 (England and Wales)

**ELM HOUSE ULLSWATER LIMITED**  
**T/A 1863 RESTAURANT WITH ROOMS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

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**1 Accounting policies**

**Company information**

Elm House Ullswater Limited is a private company limited by shares incorporated in England and Wales. The registered office is Elm House, Pooley Bridge, Penrith, Cumbria, United Kingdom, CA10 2NH.

**1.1 Basis of preparation**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

**1.2 Turnover**

Revenue comprises sales of goods or services provided to customers net of value added tax and other sales taxes, less an appropriate deduction for actual and expected returns and discounts. Revenue is recognised when performance obligations are satisfied and the control of goods or services is transferred to the buyer. Where the performance obligation is satisfied over time, revenue is recognised in accordance with its progress towards complete satisfaction of that performance obligation.

When cash inflows are deferred and represent a financing arrangement, the promised consideration is adjusted for the effects of the time value of money, which is recognised as interest income.

The nature, timing of satisfaction of performance obligations and significant payment terms of the company's major sources of revenue are as follows:

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

**1.3 Research and development expenditure**

Research expenditure is written off against profits in the year in which it is incurred. Identifiable development expenditure is capitalised to the extent that the technical, commercial and financial feasibility can be demonstrated.

**1.4 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

**ELM HOUSE ULLSWATER LIMITED**  
**T/A 1863 RESTAURANT WITH ROOMS**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

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**1 Accounting policies**

**(Continued)**

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                        |             |
|------------------------|-------------|
| Leasehold improvements | 2% on cost  |
| Plant and equipment    | 15% on cost |
| Fixtures and fittings  | 25% on cost |
| Computers              | 33% on cost |
| Motor vehicles         | 25% on cost |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

**1.5 Impairment of fixed assets**

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**1.6 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

**1.7 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**ELM HOUSE ULLSWATER LIMITED**  
**T/A 1863 RESTAURANT WITH ROOMS**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

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**1 Accounting policies**

**(Continued)**

**1.8 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.9 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**1.10 Leases**

**As lessee**

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

**As lessor**

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

**ELM HOUSE ULLSWATER LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was:

|       | 2025<br>Number | 2024<br>Number |
|-------|----------------|----------------|
| Total | 13             | 14             |

**3 Tangible fixed assets**

|                                    | Land and<br>buildings | Plant and<br>machinery etc | Total   |
|------------------------------------|-----------------------|----------------------------|---------|
|                                    | £                     | £                          | £       |
| <b>Cost</b>                        |                       |                            |         |
| At 1 January 2025                  | 258,064               | 236,814                    | 494,878 |
| Additions                          | 3,332                 | 373                        | 3,705   |
| At 31 December 2025                | 261,396               | 237,187                    | 498,583 |
| <b>Depreciation and impairment</b> |                       |                            |         |
| At 1 January 2025                  | 40,724                | 194,279                    | 235,003 |
| Depreciation charged in the year   | 5,201                 | 19,411                     | 24,612  |
| At 31 December 2025                | 45,925                | 213,690                    | 259,615 |
| <b>Carrying amount</b>             |                       |                            |         |
| At 31 December 2025                | 215,471               | 23,497                     | 238,968 |
| At 31 December 2024                | 217,340               | 42,535                     | 259,875 |

**4 Debtors**

|                                             | 2025<br>£ | 2024<br>£ |
|---------------------------------------------|-----------|-----------|
| <b>Amounts falling due within one year:</b> |           |           |
| Other debtors                               | 2,284     | -         |

**5 Creditors: amounts falling due within one year**

|                              | 2025<br>£ | 2024<br>£ |
|------------------------------|-----------|-----------|
| Bank loans                   | 10,000    | 10,000    |
| Trade creditors              | 18,626    | 15,013    |
| Taxation and social security | 21,268    | 25,600    |
| Other creditors              | 112,176   | 11,520    |
|                              | 162,070   | 62,133    |

**ELM HOUSE ULLSWATER LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

**6 Creditors: amounts falling due after more than one year**

|                           | <b>2025</b>       | <b>2024</b>       |
|---------------------------|-------------------|-------------------|
|                           | <b>£</b>          | <b>£</b>          |
| Bank loans and overdrafts | 8,352             | 11,638            |
|                           | <u>          </u> | <u>          </u> |

**7 Called up share capital**

|                               | <b>2025</b>       | <b>2024</b>       | <b>2025</b>       | <b>2024</b>       |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|
|                               | <b>Number</b>     | <b>Number</b>     | <b>£</b>          | <b>£</b>          |
| <b>Ordinary share capital</b> |                   |                   |                   |                   |
| <b>Issued and fully paid</b>  |                   |                   |                   |                   |
| Ordinary shares of £1 each    | 100               | 100               | 100               | 100               |
|                               | <u>          </u> | <u>          </u> | <u>          </u> | <u>          </u> |

|                                            | <b>2025</b>       | <b>2024</b>       | <b>2025</b>       | <b>2024</b>       |
|--------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                            | <b>Number</b>     | <b>Number</b>     | <b>£</b>          | <b>£</b>          |
| <b>Redeemable Preference share capital</b> |                   |                   |                   |                   |
| <b>Issued and fully paid</b>               |                   |                   |                   |                   |
| Redeemable Preference of £1 each           | 200,000           | 300,000           | 200,000           | 300,000           |
|                                            | <u>          </u> | <u>          </u> | <u>          </u> | <u>          </u> |

|                                        |  |  |                   |                   |
|----------------------------------------|--|--|-------------------|-------------------|
| Preference shares classified as equity |  |  | 200,000           | 300,000           |
|                                        |  |  | <u>          </u> | <u>          </u> |

|                                   |  |  |                   |                   |
|-----------------------------------|--|--|-------------------|-------------------|
| <b>Total equity share capital</b> |  |  | 200,100           | 300,100           |
|                                   |  |  | <u>          </u> | <u>          </u> |

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