



Windermere

£655,000

Park Beck
3-5 Park Road
Windermere
Cumbria
LA23 2AW

A substantial detached guest house close to the centre of Windermere with 8 en-suite letting bedrooms, 1 bedroomed owners accommodation with scope to develop the very large basement area for more versatile layout as it was once two semi-detached houses.

Property Ref: W5603

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Resident Dining Room



Basement Room 4



Basement Room 4

Location: Just off the centre of Windermere but only a short level walk into the village.

From our offices in Ellerthwaite Square head towards the village centre, bearing right on to Broad Street just before the start of the one way system. At the end of Broad Street turn right, onto Woodland Road then first left after approximately 50m and Park Beck is a short way down Park Road on the left.

Queens Park recreational ground is just past the property. With a little over 10.5 acres it has a child's play area, skate park and football pitch/cricket pitch depending upon the time of year.

Description: Park Beck was originally two semi detached properties. No.3 was bought by the owners in 1986 and No.5 10 years later. A kitchen extension was added in 2001 and its now available due to planned retirement.

The result is a substantial detached stone and slated Lakeland building offering 8 en-suite letting bedrooms and good sized 1 bedroomed owners accommodation with scope to enlarge into the basement area which both runs under the whole property and has good ceiling height.

Originally two semi-detached properties the layout is very versatile in that it could either remain as it is, develop the basement, or indeed live in one side and have the other as a guest house (subject to any necessary permissions) and we are sure there are other combinations too!

For a Viewing Call 015394 44461



Kitchen

Sadly in March 2018 the side known as 3 Park Road suffered a burst header tank in the loft which resulted in significant water damage to this side of the building. The insurance company stepped up and the result is that this side has been rewired, re-plastered, redecorated and re-carpeted. A hard wire fire alarm system was also installed for the whole building. The other half of the building was unaffected by water damage. This took almost 2 years to finish and then with the first lockdown in March 2020 has resulted in the business being closed for almost 3 years.

Outside to the front is parking for 4-5 cars, plus parking for 2 at the rear, together with a small owners outside seating area.

Accommodation: (with approximate measurements)

Ground floor Dual front doors and entrance hall with connecting door.

Sitting Room 15' 10 into bay" x 10' 10" (4.83m x 3.3m) uPVC double glazed bay window.

Residents Dining Room 15' 3 into bay" x 10' 18" (4.65m x 3.51m) uPVC double glazed bay window.

Bedroom (Owners) 14' 7 inc en-suite" x 12' 5" (4.44m x 3.78m) With en-suite and access to cellar en-suite shower, WC, washbasin and shower cubicle. Shaver light and extractor fan and part tiled walls.



Kitchen



Owners Bedroom



Bedroom 5



Bedroom 8



Bedroom 6

Owners Living Room 15' 10 max" x 12' 2" (4.83m x 3.71m) Coal effect gas fire, TV and telephone point. uPVC side windows and access to cellar room.

Kitchen 19' 3" x 10' 0 max narrowing to 6'3" (5.87m x 3.05m) A range of fitted wall and base units, breakfast bar, plumbing for washing machine. Vaillant gas boiler, 2 gas cookers and plumbing for 2 dishwashers, inset stainless steel sink unit and double glazed side window. Door to outside.

Shower Room WC, wash basin and shower cubicle, extractor fan and shaver light.

3 Park Road

First Floor

Landing Storage cupboard.

Letting Bedroom 1 14' 9" x 9' 5" (inc en-suite) (4.5m x 2.87m) A double room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

Letting Bedroom 2 14' 9" x 12' 7" (inc en-suite) (4.5m x 3.84m) A larger family of 3 room with uPVC double glazed window and en-suite shower room.

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Bedroom 3

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

Stairs to Second Floor

Letting Bedroom 3 14' 8" x 12' 7"(max inc en-suite) (4.47m x 3.84m) Arranged as a family of 3 room with dormer window and en-suite shower room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

Letting Bedroom 4 14' 9" x 12' 4" (inc en-suite) (4.5m x 3.76m) 2 Velux windows and arranged as a family of 3 room with en-suite shower room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

5 Park Road

Stairs to First Floor

Landing Built-in cupboard.

Letting Bedroom 5 14' 8" x 9' 9" (inc en-suite) (4.47m x 2.97m) A double bedroom with en-suite bathroom.

En-Suite Bathroom Bath with shower over, WC and wash hand basin, part tiled walls and shaver light.



Bedroom 7



Bedroom 2



Sitting Room



Owners Bedroom

Letting Bedroom 6 14' 7" x 12' 4" (inc en-suite) (4.44m x 3.76m)
Arranged as a family of 3 room with uPVC double glazed window and en-suite shower room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

Stairs to Second Floor

Letting Bedroom 7 14' 6" x 12' 4" (max inc en-suite) (4.42m x 3.76m) Arranged as a family of 3 room with dormer window and en-suite shower room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.



Bedroom 2

Letting Bedroom 8 14' 7" x 12' 7" (inc en-suite) (4.44m x 3.84m) 2 Velux windows and arranged as a family of 3 room with en-suite shower room.

En-Suite Shower Room WC, shower cubicle, wash hand basin, shaver light and extractor fan.

Basement Side access from 3 Park Road.

Basement Room 1 11' 6" x 10' 11" (3.51m x 3.33m) 2 Vaillant gas central heating boilers and one pre-insulated hot water tank. Window.

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Owners Living Room

Basement Room 2 15' 2" x 14' 2" (inc stairs) (4.62m x 4.32m) Side storage area. Window.

Side access from 3 Park Road

Basement Room 3 11' 5" x 10' 11" (3.48m x 3.33m) Pre-insulated hot water tank.

Basement Room 4 15' x 14' 8" (4.57m x 4.47m)

Outside: To the front of the property there is parking for 4-5 cars. To the rear of the property is further parking for 1-2 cars and a small side seating area with outside tap.

Services: Mains gas, water, drainage and electricity. Gas central heating to radiators.

Business Rates: South Lakeland District Council, rateable value of £9,100.00 with the amount payable of £4,459 for 2020/2021. Small business rates may apply depending on the business owner's circumstances.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

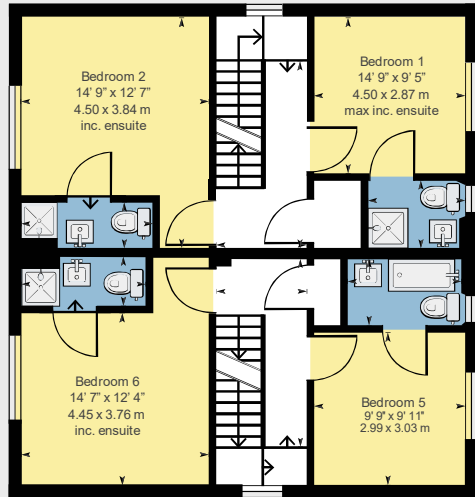


Rear Elevation

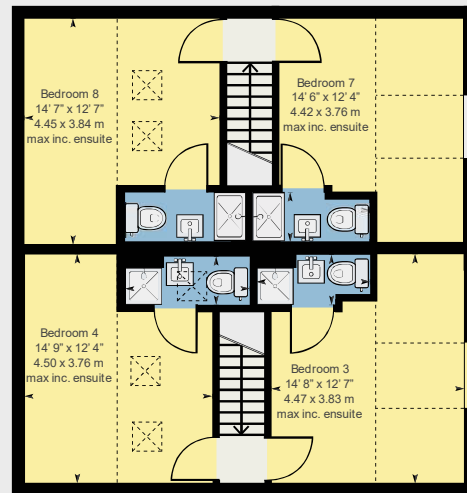


Bedroom 5 en-suite

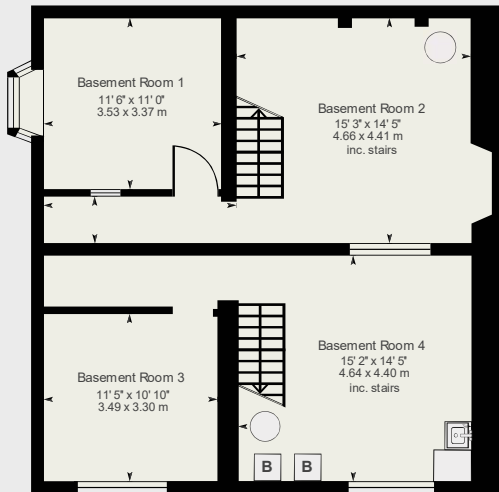
1st Floor



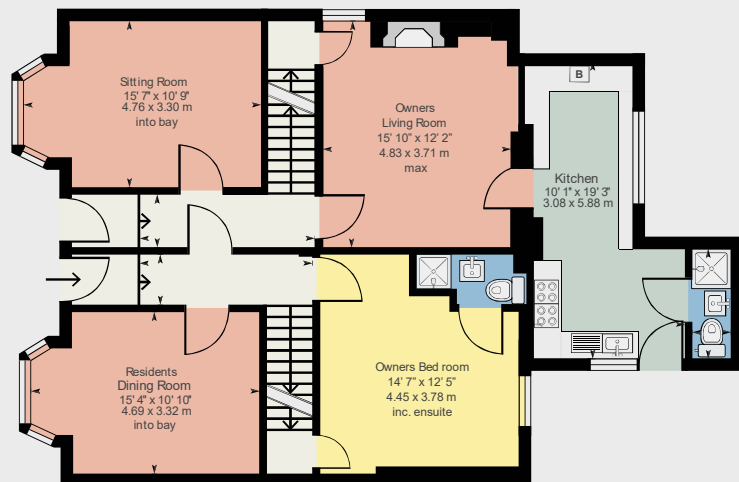
Second Floor



Basement



Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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