



Windermere

£640,000

Rocklea Guest House
Lake Road
Windermere
Cumbria
LA23 2BX

A large and well appointed guest house in a central location within Windermere. Offering separate 2 bedroomed owners accommodation and 5 letting rooms. The property also benefits from a gated side patio, parking for 2 plus cars, an outbuilding and large cellar. Planning permission was granted in Jan 2021, reference 7/2020/5734 for change of use to a private house if desired. This is valid for 3 years and full details on request.

Property Ref: W5638





Living Room



Letting Bedroom 5



Letting Bedroom 6

Description:

Upon entering Rocklea Guest House through the main side entrance you come into a porch leading to a large and contemporary guest dining room; which leads to the kitchen and through to the nicely separated owners accommodation which is split level with living/dining area and two bedrooms and washrooms upstairs. The 5 letting rooms are all with en-suite shower rooms and all of ample size spread over the ground, first and second floors via an additional staircase.

Location:

Situated in the heart of Windermere, Rocklea Guest House is well positioned on Lake Road walking distance from the village centre and local amenities and transport.

Leaving our office on Ellerthwaite Square, take Ellerthwaite Road and carry on down the road bearing right on to Lake Road. Carry on and Rocklea Guest House is on the left diagonally opposite the turning for Brook Road, by the beck.

Entrance:

Into hallway with stairs to first floor and access to the guest dining room and letting room 8.

Guest Dining Room 17' into bay x 16' (5.18m x 4.88m)

Electric fire, bay window and access through internal hallway to kitchen.



Dining Room

Internal Hallway

With under stair cupboard, built in shelves and access through to Kitchen and owners accommodation.

Kitchen 12' 3" x 11' 8" (3.73m x 3.56m)

Built in wall and base units. Brathay slate flooring, washing machine, stainless steel inset sink, part tiled walls, range cooker with hood over, dishwasher, breakfast bar, fridge/freezer, access to owners accommodation and side external access.

Guest Accommodation

Ground Floor

Letting Room 8 13' 6" x 11' 6" inc en-suite (4.11m x 3.51m)

With en-suite shower room.

Letting Room 1 17' into bay x 16' 1" (5.18m x 4.9m)

With bay window and en-suite shower room with outlook onto beck.

Letting Bedroom 3 16' x 10' inc en-suite 7" (4.88m x 3.23m)

Outlook onto beck and en-suite shower room.

Stairs to Second Floor

Letting Bedroom 5 16' 2" x 13' 10" max inc en-suite (4.93m x 4.22m)

Built in cupboard and en-suite shower.



En-suite Shower Room 1



En-suite Shower Room 3



Kitchen



En-suite Shower Room 5



En-suite Shower Room 6

Letting Room 6 16' 9" max x 16' 1" inc en-suite (5.11m x 4.9m)
Partial fell view, outlook onto beck and en-suite shower room.

Owners Accommodation

Separate side access and integrated access through the kitchen to the rest of the apartment.

Owners Living/Dining Room 23' x 13' 2" (7.01m x 4.01m)
Multi fuel burner, cupboard containing fuse board and cupboard containing Vaillant gas fired combination boiler and immersion tank, access to side external yard and stairs to first floor owners bedrooms and washrooms.

Stairs to First Floor Landing

Landing with WC and Velux window.

Owners Bedroom 1 19' 9" max x 13' 1" max inc en-suite (6.02m x 3.99m) With en-suite

Owners En-suite Bathroom

Tiled walls and floors, wash basin, WC, shower over bath and ceiling window.

Owners Bedroom 2 11' 3" x 11' 2" inc en-suite (3.43m x 3.4m)
With en-suite WC and built in wardrobe and Velux window.

Outside:

Parking for at least 2 cars, gated side yard with seating area, outside store with power, lighting and coal store. Access to cellar with power and lighting containing meters.



Letting Bedroom 1



Letting Bedroom 3



Owners Bedroom 1



Owners Bedroom 2



Owners En-suite Bathroom 1

Outside Store 13' 10" x 12' 7" (4.22m x 3.84m)
With power and lighting.

Cellar Room 1 16' 6" into bay x 13' 7" (5.03m x 4.14m)
With power and lighting. Cupboards containing meters.

Cellar Room 2 17' 2" x 15' 11" (5.23m x 4.85m)
With power and lighting.

Services:

Mains gas, electric, water and drainage. Private parking for at least 2 cars. Partial uPVC double glazing and gas fired heating to radiators.

Tenure:

Freehold.

Business Rates:

Rateable value of £7,100 with the amount payable of £3635.20 for 2021/2022. Small business rates relief may apply for new businesses/single premises, please contact South Lakeland District Council for further information.

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.



Lake Road, Windermere, LA23

Approximate Area = 3018 sq ft / 280 sq m
 Limited Use Area(s) = 5 sq ft / 0.4 sq m
 Total = 3023 sq ft / 280.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 717699

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