



## Windermere

**£825,000**

Rockside Guest House  
Church Street  
Windermere  
Cumbria  
LA23 1AQ

Right in the heart of the thriving tourist Village of Windermere close to all the shops, bars, restaurants and train station, a prominently placed 9 letting bedroomed guest house with the added bonus of off road parking and good owners accommodation.

Property Ref: W5637

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Guest Room 5



Guest Room 10



Kitchen

**Description:** Rockside Guest House is a large commercial B&B with 9 letting bedrooms and a one bedroomed split level owners accommodation area. Entering into the guest reception there is access to either the owners accommodation as well as guest communal spaces and rooms above. On the ground floor you will find the kitchen and guest dining room and the owners sitting room and living space, there is a basement containing the owners bedroom, shower room and utility room.

From the first floor up it's all guest accommodation with 2 suites with sitting areas and 7 guest bedrooms, all with en-suite shower rooms with one having a bathroom.

**Location:** Rockside is set in the beating heart of Windermere village near the junction of Church Street and Elleray Road, giving access to Lakeland villages as well as Lake Windermere. The setting has a real bustling feel about it and you get great views of the village from the property. A perfect base for Lakeland explorers.

From our Ellerthwaite Square office bear left and head up Main Road which continues n Elleray Road and Rockside Guest House is on the right hand side at the junction with Church Street (A591)

**Accommodation (With approximate measurements)**

**Entrance into Reception Area** Stone flooring, access to owners accommodation to the right and guest accommodation as well as communal areas to the left.

**Owners Accommodation**

For a Viewing Call 015394 44461



Residents Dining Room

**Owners Dining Room** 16' 5" max x 13' 9" max (5m x 4.19m) Access to study area and owners sitting area with stairs to lower ground floor.

**Owners Sitting Room** 13' 2" x 13' 1" max (4.01m x 3.99m) Slate flooring, log burner, built in cupboards and access to WC with tiled walls and wash basin.

**Owners Office** 5' 7" x 4' 4" (1.7m x 1.32m) With stairs to lower ground floor.

**Lower Ground Floor Hallway** Walk in store cupboard and other built in cupboards.

**Owners Bedroom** 16' 8" max x 12' 1" max (5.08m x 3.68m) With en-suite shower room.

**En-suite Shower Room** Tiled walls and floor, electric shower, wash basin, WC, ladder heated towel rail.

**Utility Room** 13' 3" x 5' 2" (4.04m x 1.57m) Built in cupboards with washer and dryer and store cupboard with blocked off staircase to ground floor.

#### Guest Accommodation and Communal Areas

##### Ground Floor

**Hallway** With store cupboard and stairs to first floor

**Kitchen** 11' 1" x 9' 1" (3.38m x 2.77m) Built in wall and base units, range cooker, dishwasher, fridge and freezer. Stainless steel inset sink and part tiled walls.



Owners Dining Room



Laundry Room



Guest Room 2



Guest Room 2



Owners Bedroom

**Dining Room 1** 18' 5" into bay x 13' 2" (5.61m x 4.01m) Exposed timber flooring, access to fire exit and second set of stairs to first floor.

**Dining Room 2** 13' 4" x 13' 10" max (4.06m x 4.22m) Exposed timber flooring and store cupboard.

**First Floor Landing**

**Guest Room 1** 13' 0" x 12' 5" (3.96m x 3.78m) With vaulted ceilings, dressing room (7' x 5'5") and en-suite shower room.

**Guest Room 2 - Suite** 13' 1" x 9' 7" (3.99m x 2.92m) With en-suite shower room and sitting room (10'5" x 8'3").

**Internal Landing** With stairs to ground floor fire exit and to guest dining area.

**First Floor:**

**Guest Room 4** 14' 9" max x 11' 10" max (4.5m x 3.61m) With built in wardrobe and en-suite bathroom.

**Guest Room 5** 13' 5" x 11' 7" inc en-suite (4.09m x 3.53m) With wash basin and built in wardrobe and en-suite shower room.

**Guest Room 6** 13' 2" x 8' 2" (4.01m x 2.49m) With en-suite shower room.

**Guest Room 7** 13' 1" x 9' 7" (3.99m x 2.92m) With en-suite shower room and bay window.

**Stairs to Second Floor Landing** With store cupboard.

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Guest Room 4



Guest Room 6



Guest Room 8



Guest Room 7



Guest Room 1

**Guest Room 8** 15' 0" max x 12' 9" inc en-suite (4.57m x 3.89m) With vaulted ceiling and exposed timber beams, wash basin and en-suite shower room.

**Guest Room 9** 13' 1" x 9' 1" inc en-suite (3.99m x 2.77m) With wash basin and en-suite shower room.

**Guest Room 10 - Suite** 14' 1" x 11' 7" inc en-suite (4.29m x 3.53m) Sitting room (14'6" x 10') and store room (12'4" x 5'6") containing a Velux window and gas fired Vaillant combination boiler and en-suite shower room.

**Outside:** Private parking for 9 cars.

**Services:** Mains gas, electricity, water and drainage.

**Tenure:** Freehold

**Business Rates:** Rateable value of £11,250 with the amount payable of £5,670 for 2020/21. Small business rates relief 0% . Reductions 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.

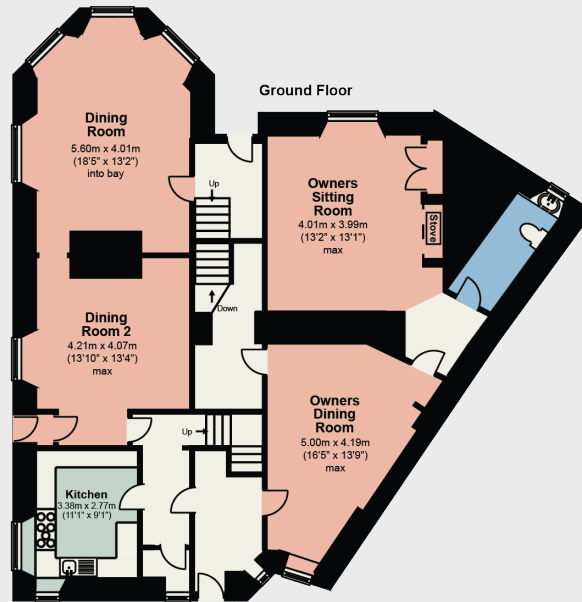
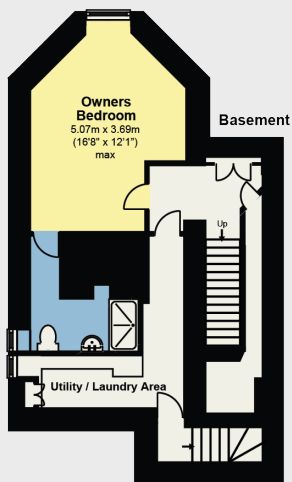
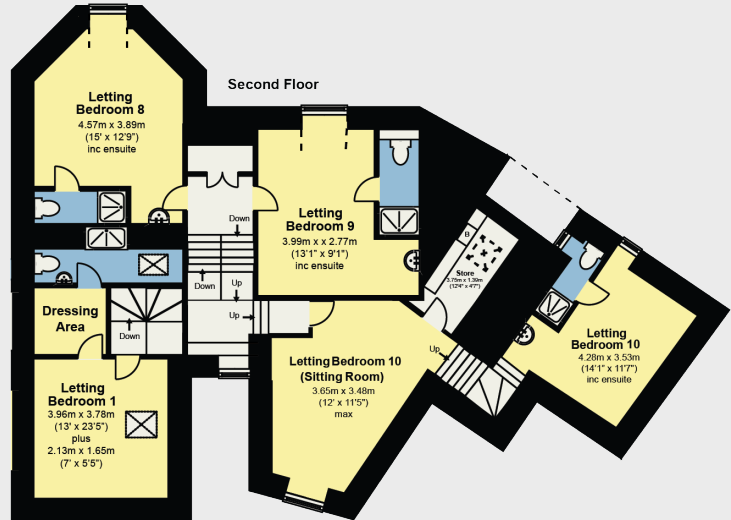
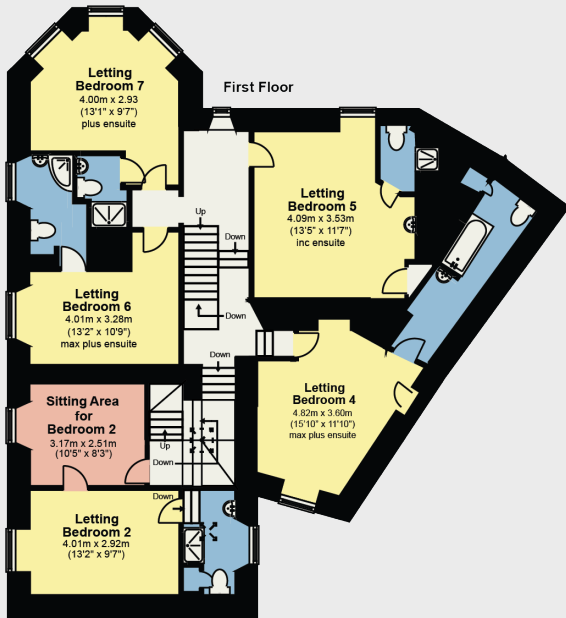
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Guest Bedroom 9



Guest Room 10



Total area: approx. 437.5 sq. metres (4709.6 sq. feet)

For illustrative purposes only. Not to scale.

A thought from the owners... Rockside is a Unique and Characterful property packed full of history. It has been a pleasure to own and run Rockside for as many years as we have.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.