

## Windermere

**£1,100,000**

Fir Trees Guest House  
Lake Road  
Windermere  
LA23 2EQ

A fabulous detached Victorian guest house traditionally built out of Lakeland stone and slate consisting of 9 letting bedrooms and separate 3 bedroom owners accommodation with rear garden, garage and ample parking packed full of original features. The property is vast and the rooms substantial.

An excellent opportunity to take over a very successful and well established business in a perfect location between Windermere and Bowness.

Property Ref: W5677

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Letting Room 7



Rear Garden



Rear Garden

**Description:** Fir Trees Guest House is a stunning detached 9 letting bedroomed property with separate 3 bedroomed owners accommodation occupying the lower ground floor. The main guest house comprises of the letting rooms which are all en-suite, a sizeable and well equipped owners kitchen, guest dining room and outside there is a garden, garage and shed as well as guest and owner parking, the owners accommodation consists of 3 bedrooms, living room, en-suite bathroom and main shower room.

**Location:** In a premier trading location within half a mile of Lake Windermere on the road linking Windermere and Bowness, one of the busiest tourist routes in the Lake District and ideal for attracting passing trade.

To reach the property proceed down Lake Road where Fir Trees Guest House can be found a short way along, past Baddeley Clock on the left.

**Accommodation (With approximate measurements)**

**"Fir Trees Guest House" Accommodation**

**Entrance into Hallway** A grand hallway with original Victorian tiling and other features including a large wooden staircase leading to the first floor.

**Guest Dining Room** 20' 1" into bay x 13' 11" max (6.12m x 4.24m) With a fireplace and bay window.



Guest Dining Room

**Letting Room 1** 13' 11" x 11' 11" inc en-suite (4.24m x 3.63m)  
With built in cupboard and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 8** 18' 1" x 9' inc en-suite (5.51m x 2.74m) With en-suite containing shower over bath, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 9** 14' 10" x 12' 5" inc en-suite (4.52m x 3.78m)  
With built in cupboard and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Internal Hallway** With access to rear garden and utility room.

**Owners Kitchen** 19' 10" x 14' 11" (6.05m x 4.55m) Fitted wall and base units, inset sink, part tiled walls, Rangemaster range cooker with gas hob and hood over, fridge/freezer, 2x dishwashers and bay window and owners dining area. Stairs down to owners living accommodation.

#### First Floor

**Letting Room 2** 15' x 8' 7" (4.57m x 2.62m) With built in cupboard and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.



Hallway



Letting Room 4



Letting Room 3



Letting Room 5



**Letting Room 3** 17' 5" x 11' into bay (5.31m x 3.35m) Door to balcony, built in wardrobe and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 4** 21' 2" x 14' 0" (6.45m x 4.27m) Large room with bay window also with built in cupboard and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 5** 13' 11" x 11' 10" inc en-suite (4.24m x 3.61m) With built in wardrobe and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 6** 21' 0" x 13' 2" (6.4m x 4.01m) With built in cupboard and en-suite containing shower cubicle and freestanding roll top bath, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Letting Room 7** 14' 11" x 12' 4" inc en-suite (4.55m x 3.76m) With built in cupboard and en-suite containing shower cubicle, ladder towel rail, wash basin, ladder heated towel rail, part tiled walls and WC.

**Lower Ground Floor Owners Accommodation:**

**Internal Hallway**



Owners Sitting Room

**Living Room** 15' 1" x 14' 7" (4.6m x 4.44m) With wood burning stove.

**Bedroom 1** 14' 0" x 13' 8" (4.27m x 4.17m) With large cupboard and en-suite containing bath, wash basin, electric towel rail and tiled walls and floor.

**Bedroom 2** 13' 8" x 11' 10" (4.17m x 3.61m) With cupboard

**Bedroom 3** 14' 6" x 12' 2" (4.42m x 3.71m) With doors to outside.

**Shower Room** With tiled walls and floor, large shower, vanity unit with built in wash basin and WC and electric ladder towel rail

**Store Area** With cupboard containing hot water tanks.

**Utility Room** 12' 2" x 8' 9" (3.71m x 2.67m) With 2 Viessman gas fired boilers and large chest freezer.

**Outside:** External utility room, garage, parking for guests to the front and side and owners gated parking to the rear. Lawn and patio area, shed and garage.



Owners Bedroom 2



Owners Shower Room



Owners Bedroom 1



Owners Hallway



Owners Bathroom

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating to radiators and parking for several cars.

**Tenure:** Freehold.

**Business Rates:** Rateable value of £14,750 with the amount payable of £7,424 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.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Outlook

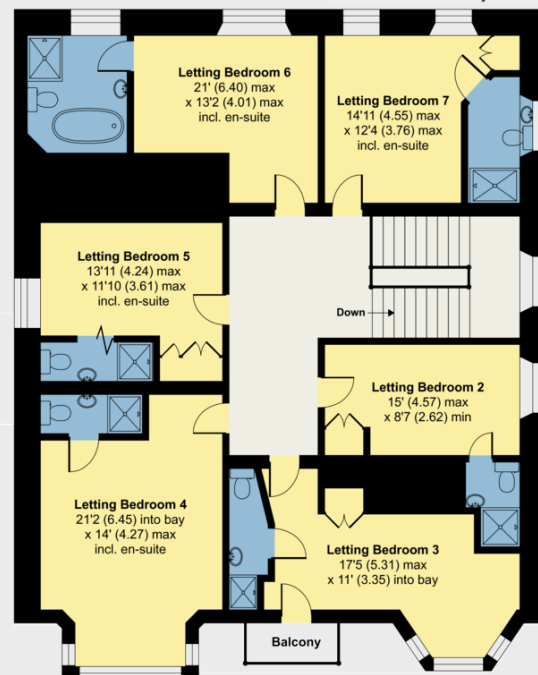


Outlook

# Fir Trees Guest House, Lake Road, Windermere, LA23

Approximate Area = 5084 sq ft / 472.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 749338

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