

## Windermere

**£850,000**

Meadfoot Guest House, New Road, Windermere, Cumbria, LA23 2LA

A beautifully presented detached guest house with versatile 8 bedroomed accommodation (currently letting 5 rooms but could be up to 7) with excellent owners accommodation, delightful rear gardens with feature pond, off road parking and all within a short level walk of what the thriving village of Windermere has to offer. The current owners ceased trading in 2022 and hope to sell and retire.

Planning permission was granted 19-05-2022 (planning reference: 7/2022/5230) for a "change of use of guest house to self catering accommodation" and whilst this change of use has not been enabled it is valid for three years from the date of permission.

### Quick Overview

5 letting bedrooms (all en-suite)

3 bedroomed owners accommodation (all en-suite)

Excellent prominent and central location

Private gardens and off road parking



8



8



2



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W5710



Sitting Room



Dining Room



Kitchen



Bedroom 1

**Description:** A beautifully presented detached guest house with versatile 8 bedroomed accommodation (currently letting 5 rooms but could be up to 7) with excellent owners accommodation, delightful rear gardens with feature pond, off road parking and all within a short level walk of what the thriving village of Windermere has to offer. The current owners ceased trading in 2022 and hope to sell and retire.

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**Location:** Located in a perfect trading location and only a few hundred yards level walk to the centre of the village with all the cafes, restaurants, bars and shops this increasingly popular tourist destination of Windermere has to offer. Meadfoot Guest House is just set back slightly from New Road which is the main road down to Bowness On Windermere.

From the main one way system in Windermere follow Crescent Road through Ellerthwaite Square past Hackney and Leighs office onto New Road. Meadfoot Guest House is just past Birthwaite Road on the right approximately 300 yards past our office.

**Property Information:** Meadfoot Guest House is a detached property set in the grounds of a former gentleman's residence now split into apartments and now called Engadine but was once called Meadfoot. Built in the 1970's originally a vets with owners accommodation it has been trading as a guest house since the mid 1980's.

The versatile accommodation is currently arranged with 5 letting ensuite bedrooms with 3 bedroomed owners accommodation but by simply locking and unlocking a couple of doors 2 of the owners bedrooms could (and are set up to) be additional letting bedrooms.

The property is in first rate order with Upvc double glazed windows, gas fired central heating and there have been significant improvements made since the present owners bought the property in 2011. The result is that the new owner can enjoy continued trading for many years to come without significant investment.

A particular delight is the residents dining room, currently being used as the owners sitting room, with its dual aspect and large sliding patio doors to balcony, all overlooking the well kept mainly lawned gardens with decking area and feature pond (unearthed in 2014 and would have been the pond to the neighbouring gentleman's residence).

Another very useful aspect of this property is the off road parking which is a rare commodity in central Windermere.

**Accommodation: (with approximate measurements)**  
**Ground Floor**

**Entrance Hall** Wide entrance hall with return staircase Wide access to loft space

**Sitting Room** 19' 6" x 13' 7" (5.94m x 4.14m) Easily filling 12 covers, a bright dual aspect room, with double sliding patio doors to balcony overlooking the garden. This room is currently used by the owners as their sitting room.



Sitting Room



Bedroom 2



Bedroom 6



Bedroom 7



Bedroom 3



Gardens

**Dining Room** 14' 2 max" x 12' 0 max" (4.32m x 3.66m) Wood effect laminate flooring.

**Kitchen** 15' 9" x 11' 11" (4.8m x 3.63m) Bright dual aspect room with 4 windows. A great room with central island, plenty of work surfaces, cupboards, inset stainless steel sink unit, stainless steel sink, dual hotpoint Luce oven and grill. 5 ring gas hob, concealed dishwasher, 2 fridges, 2 freezers.

**Conservatory** 10' 3" x 9' 10" (3.12m x 3m) uPVC windows, tiled floor and door.

**Bedroom 1** 13' 7" x 13' 4 en-suite" (4.14m x 4.06m) Four poster room with picture window over garden.

**En-Suite Shower Room** 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver point, heated towel rail and extractor. Tiled floor and walls.

**Bedroom 2** 14' 8 max" x 9' 0 inc en-suite" (4.47m x 2.74m) A double room with vanity unit and shaver light.

**En-Suite Shower Room** WC, shower, tiled walls and extractor fan.

**Bedroom 3** 12' 10" x 8' 11" (3.91m x 2.72m) A double room.

**En-Suite Bathroom** 3 piece white suite with bath with shower over, pedestal washbasin, WC. Tiled walls and floor, extractor fan, shaver point, heated towel rail and illuminated mirror.

**Stairs to Lower Ground Floor**

**Bedroom 4** 13' 5" x 11' 3 plus en-suite" (4.09m x 3.43m) A good sized room (4 poster) with uPVC glazed door to garden, large built in cupboard.

**En-Suite Shower Room** 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver light, heated towel rail and extractor. Tiled floor and walls.

**Bedroom 5** 12' 0" x 11' 10" (3.66m x 3.61m) A good sized double room with walk in wardrobe, large sliding doors overlooking the garden.

**En-Suite Shower Room** 3 piece white suite of shower cubicle, pedestal washbasin and WC. Heated towel rail and extractor. Tiled floor and walls.

**Inner Hall** Built in cupboard, door to outside and separate WC and wash hand basin.

**Boiler Room** Housing British Gas boiler and hot water tank.

**Owners Private Area**

**Bedroom 6** 15' 0 max" x 8' 6 max inc en-suite" (4.57m x 2.59m) A double room with side door. This room is really only used for owners private use but is set up as a letting/guest bedroom.

**En-Suite Shower Room** 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver point, heated towel rail and extractor. Tiled walls.

**Bedroom 7** 12' 10 max" x 8' 10 in en-suite" (3.91m x 2.69m) Set up as a double room but again only really used buy the owners. Built in cupboard.

**En-Suite Shower Room** Vanity unit, WC and shower cubicle.



Gardens



Gardens



Patio Seating Area



Parking Area



Garden

Tiled walls and extractor fan.

**Bedroom 8** 14' 0" x 12' 1" (4.27m x 3.68m) 3 steps up to owners bathroom.

**En-Suite Bathroom** A 4 piece white suite of bath, pedestal washbasin, WC and shower. tiled floor and walls.

**Access to:**

**Utility/Laundry Room** 8' 0 max " x 5' 10" (2.44m x 1.78m) 2 Samsung 10kg washing machines, 2 dryers. Tiled floor and shelved laundry room.

**Hall** Separate WC.

**Services:** Mains gas, electric, water and drainage. Gas fired central heating to radiators. uPVC double glazed windows.

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** Rateable Value of £8,500 with the amount payable of £4,165 2023/24.

**Council Tax Band** South Lakeland District Council - Band C.

**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.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



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# Meadfoot, New Road, Windermere, LA23

Approximate Area = 2707 sq ft / 251.5 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 772953

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