



## Bowness

**£580,000**

Lake View Guest House  
Belsfield Terrace  
Bowness On Windermere  
Cumbria  
LA23 3EQ

Right in the heart of the thriving tourist village of Bowness on Windermere a prominently located 4 letting bedroomed guest house with potential for a ground floor coffee shop and 1 bedroomed owners' accommodation. Great Lake views from the upper rooms to the rear.

Property Ref: W5702

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Letting Bedroom 2



Letting Bedroom 2



Letting Bedroom 3

**Description:** A substantial 4 storey mid terrace house with the lower ground floor utilized for the owner's accommodation. The ground floor has the kitchen and breakfast room which in the past has been used as a coffee shop during the day. The first and second floors have 2 ensuite letting bedrooms on each floor.

**Location:** Belsfield Terrace is right in the heart of the village and only a minutes walk to Bowness Bay and the centre of the village. Bowness on Windermere is one of the most recognized villages in the Lake District National Park with bars, restaurants, shops and of course lake Windermere all a short stroll away.

From Bowness Bay travel into the village on the A592 and after a couple of hundred yards bear left onto Kendal Road opposite St Martins Church. Lake View Guest House, 2 Belsfield Terrace is a short way up on the right hand side.

**Accommodation (With approximate measurements)**

**Ground floor**

**Breakfast room/cafe area** 17' 10" x 15' 0" (5.44m x 4.57m)  
Currently only used as a guest dining room but could easily be used more as a coffee shop. Bay window to the front, wood effect laminate flooring, concealed radiators, walk in storage cupboard.



Letting Bedroom 4

**Kitchen** 12' 11 into bay" x 10' 11 " (3.94m x 3.33m) With a range of stainless steel shelves, units and worktops. 5 ring gas stainless steel cooker, microwave, small upright freezer, large upright fridge, dishwasher, stainless steel sink unit, wall mounted gas boiler, extraction unit, 2 small fridges. The range of stainless-steel appliances are capable of doing far more than just the guest breakfasts which is its current use.

**Inner hall** Stairs to first floor. Access to owners' accommodation, door to rear area. Inner hall with separate WC, wash hand basin, tiled walls.

#### Lower Ground Floor

**Laundry Room** 12' 7" x 10' 11" (3.84m x 3.33m) Fitted base units, inset stainless steel sink unit, Beko washing machine and Hoover dryer. Tiled floor, uPVC window and door to rear yard.

**Living Room** 18' 1 max" x 8' 10 max" (5.51m x 2.69m) Under stairs cupboard. uPVC double glazed window.

**Bathroom** Tiled floor and walls, 3 piece white suite of bath with shower over, WC and pedestal washbasin. Extractor fan.

**Owners sleeping area** 17' 10" x 8' 0" (5.44m x 2.44m) Fitted wardrobes.

**Rear yard**



Letting Bedroom 4



Letting Bedroom 4





Letting Bedroom 1



Letting Bedroom En-suite



View from Letting Bedroom 4

#### Stairs to first floor

**Letting Bedroom 1** 18' 2 max" x 15' 10 into bay" (5.54m x 4.83m)  
A good sized room (family 4) with bay window, built in locked storage cupboard and ensuite bathroom.

**En-suite** A 3 piece suite of bath with shower over, pedestal washbasin and WC. Part tiled walls and extractor fan.

**Letting Bedroom 2** 21' 7 max" x 12' 11 max" (6.58m x 3.94m)  
Another good-sized room (double/twin) with feature fireplace and built in wardrobe and with ensuite bathroom

**En-suite** A 3 piece suite of bath with shower over, pedestal washbasin and WC. Part tiled walls and extractor fan.

#### Stairs to second floor

**Letting Bedroom 3** 18' 4 max" x 15' 3 into bay plus en-suite" (5.59m x 4.65m) A great suite with deep bay window and small kitchenette area (currently locked away to prevent guest use) and ensuite bathroom

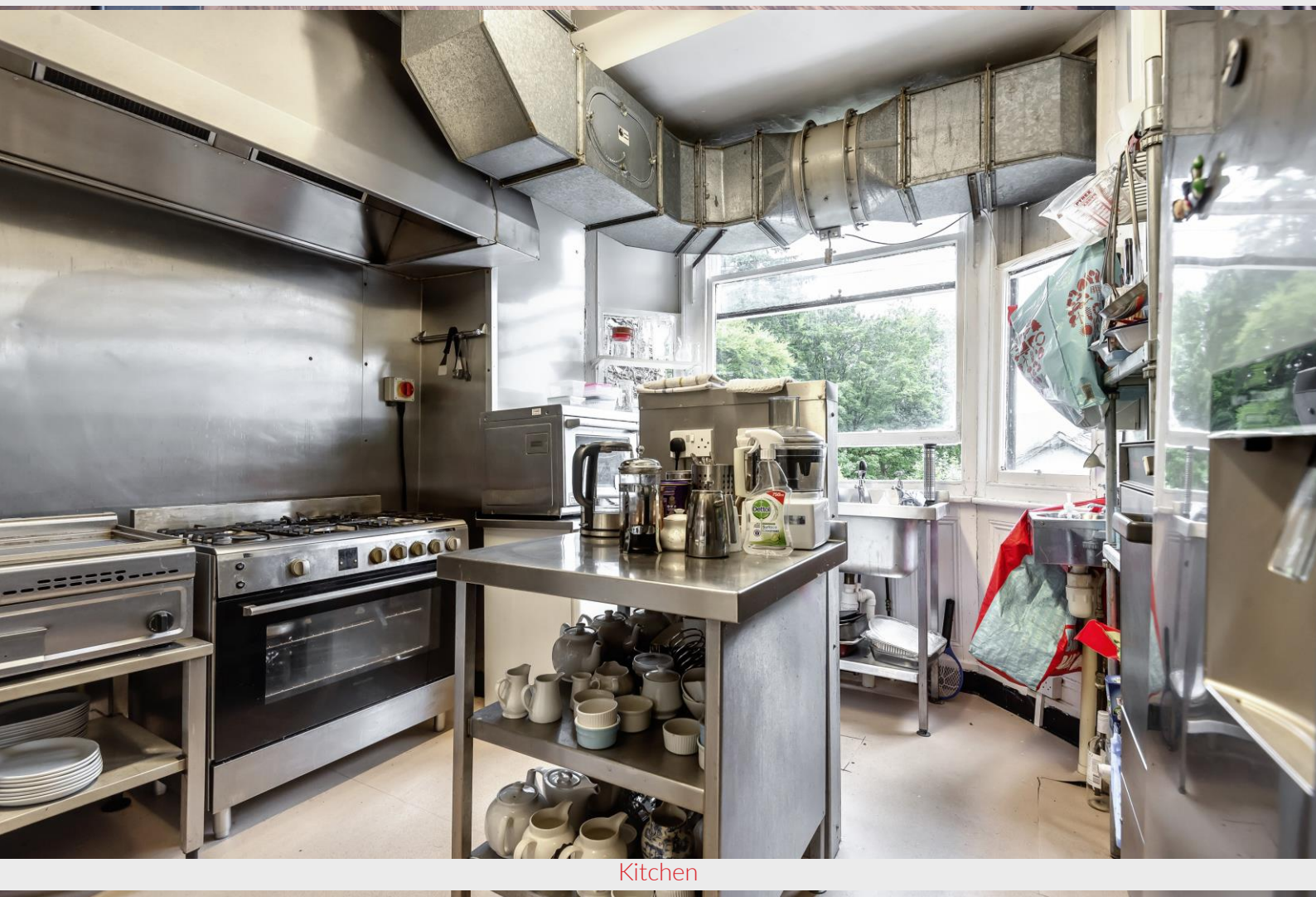
**En-suite** A 3 piece suite of WC, wash hand basin, bath with shower over and part tiled walls.

**Letting Bedroom 4** 22' 6 overall" x 12' 9 max inc en-suite" (6.86m x 3.89m) A great suite with Lake Views from the back sitting room area. Fireplace, wardrobes and cupboard. Ensuite bathroom





Dining Room



Kitchen





Owners Sitting Room



Owners Bathroom



Rear Yard

**En-suite** WC, pedestal washbasin, shower. Shaver light and extractor fan.

**Outside:** Rear enclosed yard with pedestrian access from the rear lane.

**Services:** Mains gas, electric, water and drainage all connected. Gas fired central heating to radiators.

**Business rates:** Rateable Value of £6,600 with the amount payable of £3,379.20 for 2021/22. Small business rates relief may apply.

**Council Tax:** South Lakeland District Council - Band A.

**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.

For a Viewing Call 015394 44461





Front Elevation



Dining Room



# Lake View Guest House, Bowness-on-Windermere, Windermere, LA23



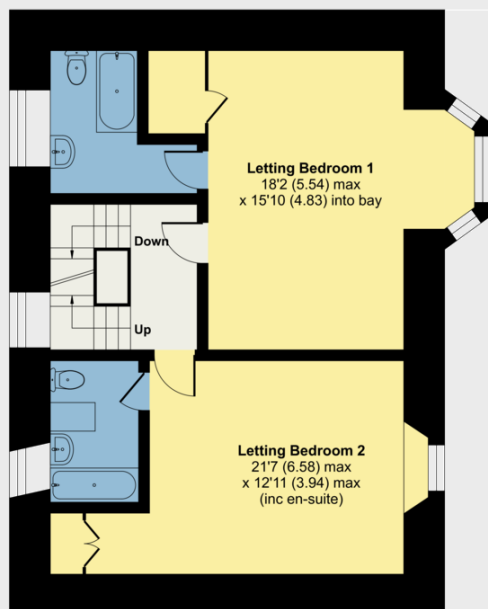
Denotes restricted  
head height

Approximate Area = 2759 sq ft / 256 sq m

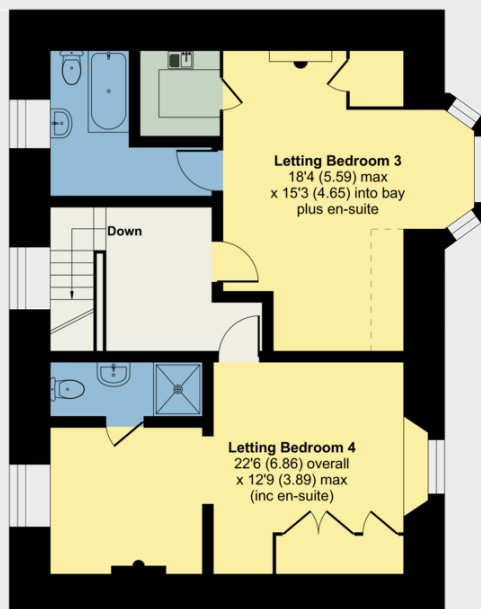
Limited Use Area(s) = 15 sq ft / 1 sq m

Total = 2774 sq ft / 257 sq m

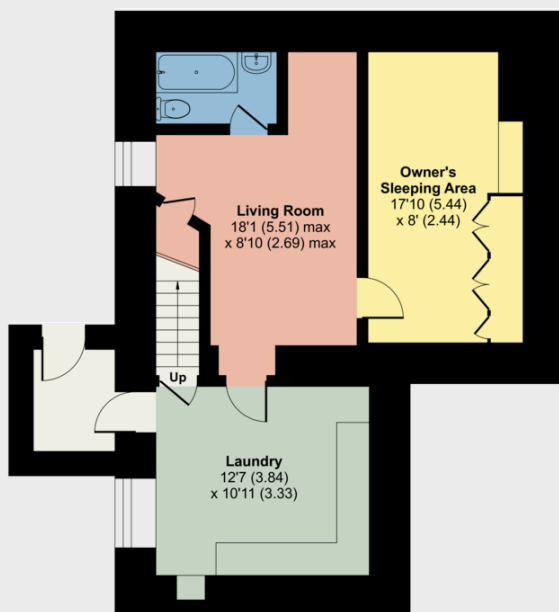
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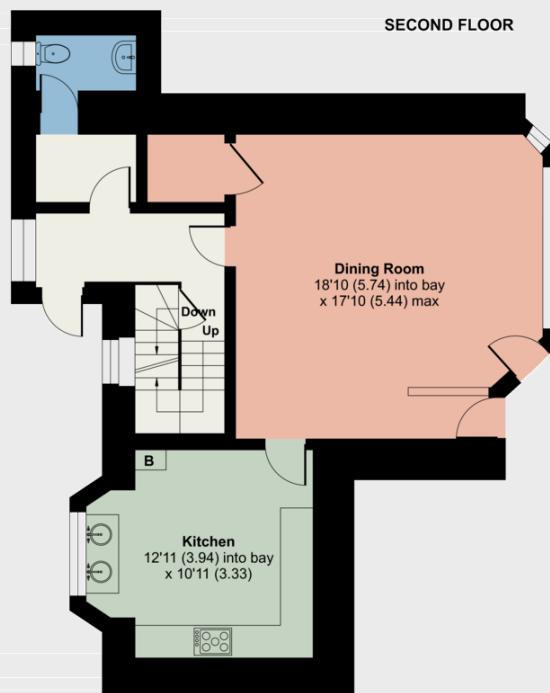
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021.  
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