



## Windermere

**£829,000**

St Johns Lodge  
Lake Road  
Windermere  
Cumbria  
LA23 2EQ

A traditional Lakeland Guest House in a prime trading location. In first class extended condition having 8/9 en-suite letting bedrooms, with excellent turnover for sale as a going concern.

This long established business is situated midway between Windermere and Bowness on the main Lake Road with car parking.

Property Ref: W5743

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Front Elevation



Residents Dining Room



Residents Dining Room

**Description:**

Constructed of stone and slate in the traditional Lakeland manner, St. John's Lodge is actually a semi-detached property and has been considerably extended to create further letting accommodation. The accommodation currently offers 8/9 en suite letting bedrooms with owners accommodation, private garden/yard area and parking facilities.

The property has had extensive refurbishment undertaken since the owner bought the property in 2014. The result is that the property is in first class order and its not surprising that it has impressive occupancy rates and turnover.

St John's Lodge is a good sized establishment in a prime trading location, with good trading figures and an established business. The average net turnover over the last 7 years has been around £173,000 despite being closed for long periods during the start of the business and more recently during the pandemic. They estimate current turnover to be £195,000 per year.

**Location:**

Situated in a prime main road trading location on Lake Road, between the busy Lakeland villages of Bowness and Windermere often historically known as the "golden mile" for these types of businesses. From Windermere proceed down Lake Road, St John's Lodge is approx. 25m past Baddeley Clock, opposite the former St Johns Church which is now converted into flats.

**Accommodation:** (with approximate measurements)





Residents Lounge

Ground Floor

Porch

Hallway

With store under staircase, WC and wash hand basin.

Residents Sitting Room

16' 8" x 12' 8 into bay" (5.08m x 3.86m)

Feature bay window, fireplace inset gas fire with marble hearth and wood surround. TV point.

Office

9' 9" x 7' 5" (2.97m x 2.26m)

Containing gas Worcester gas central heating boiler, cylinder cupboard containing pressurised system, aided by solar power. Telephone point and shelving.

Windermere Letting Bedroom 3

24' 4" x 11' 10 max plus en-suite" (7.42m x 3.61m)

A large room with 3 piece en suite with WC, walk in shower, washbasin and heated towel rail. TV point and fitted wardrobe.

Owners Bedroom 2

12' 6" x 10' 7 inc en-suite" (3.81m x 3.23m)

With 3 piece en suite with WC, shower and pedestal washbasin and heated towel rail. TV point. This room is currently used by the owners, but would be an additional letting room.

Stairs to lower ground floor with utility cupboard under stairs with washing machine and dryer.



Kitchen



Kitchen





Letting Bedroom 5



Letting Bedroom 5 En-suite

Lower Ground Floor Door to garden.

**Owners Bedroom 1**

14' 11" x 11' 10" (4.55m x 3.61m)

Large bedroom with 3 piece en suite with WC, washbasin and walk in shower. Wardrobe and door which leads to outside.

**Tarn Hows Letting Bedroom 1**

12' 1" x 11' 10" inc en-suite" (3.68m x 3.61m)

3 Piece en suite with WC, pedestal washbasin and shower. TV point.

**Residents Dining Room**

17' 3" x 12' 5 plus 11' 7" x 6' 9" (5.26m x 3.78m)

Tastefully decorated with beamed ceiling, with up to 20 Covers, wall mirrors, serving area and storage with mirrored door.

**Kitchen**

16' 0" x 9' 9" (4.88m x 2.97m)

Commercially equipped with stainless steel double drainer, sink unit, fitted shelves, commercial dishwasher, 6 ring gas cooker, grill, 3 refrigerators, freezer, 2 microwaves, Worcester gas central heating boiler. Tiled floor and walls.

Stairs from Entrance Hall leads to First Floor

**Ullswater Letting Bedroom 5**

24' 5" x 11' 10" (7.44m x 3.61m)

3 piece en suite with walk in shower, WC, washbasin and heated towel rail. TV point and cupboard.



Letting Bedroom 6





Letting Bedroom 3

**Buttermere Letting Bedroom 6**

10' 11" x 9' 8" (3.33m x 2.95m)

3 piece en-suite with WC, shower and pedestal washbasin. TV point.

**Hawkshead Letting Bedroom 7**

12' 6" x 10' 7 inc en-suite" (3.81m x 3.23m)

3 piece en-suite with WC, shower, pedestal washbasin and heated towel rail. TV point.

**Keswick Letting Bedroom 8**

17' 2" x 10' 8 into bay inc en-suite" (5.23m x 3.25m)

Bay window and 3 piece en suite with WC, shower and pedestal washbasin. Heated towel rail and TV point.

**Linen Room**

9' 0" x 6' 5" (2.74m x 1.96m)

Shelving.

**Second Floor**

**Helvellyn Letting Bedroom 10**

10' 6" x 10' 5 plus en-suite" (3.2m x 3.18m)

3 piece en suite with WC, shower and pedestal washbasin. TV point.

**The Langdales Letting Bedroom 11**

15' 3" x 10' 5 plus en-suite" (4.65m x 3.18m)

3 piece en suite with WC, shower and pedestal washbasin. TV point.



Letting Bedroom 8

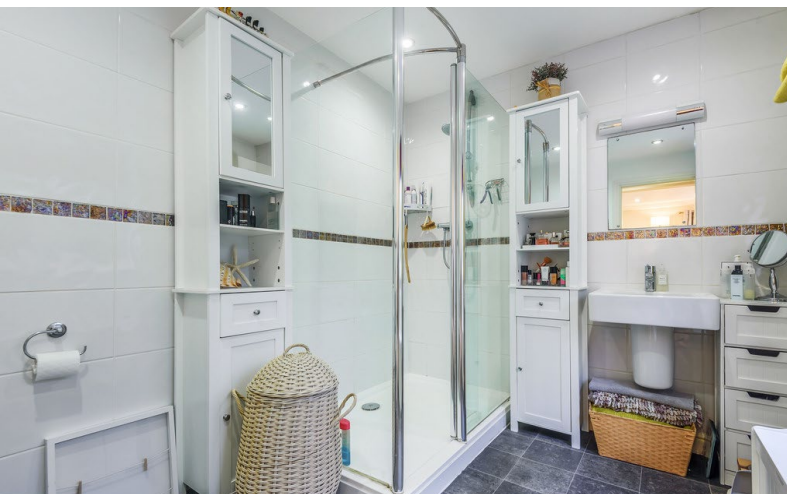


Letting Bedroom 11





Owners Bedroom 1



Owners Bedroom En-suite



Owners Bedroom 2

**Outside:** Car parking to the front and side if so desired. There is also public parking across the road which guests use. Enclosed yard/sitting out area for owners.

**Business:** St John's Lodge is to be sold as a going concern with the benefit of all contents (excluding personal items), fixtures, fittings and business goodwill. An inventory will be prepared upon sale. The present owners having run the successful business for 7 years with an average net turnover of £173,000 per annum. Accounts are available for inspection at Hackney & Leigh Ltd, Windermere office to bonafide applicants only.

**Business Rates:** The property has a Rateable Value of £12,250.00 with the amount payable for 2021/2022 being £6,272.00.

**Services:** Mains water, gas, drainage and electricity. Gas fired central heating from 2 boilers, aided by solar panels. Partial double glazing.

**Viewing:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Tenure:** Freehold. Sold with the benefit of advance bookings.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.





Office



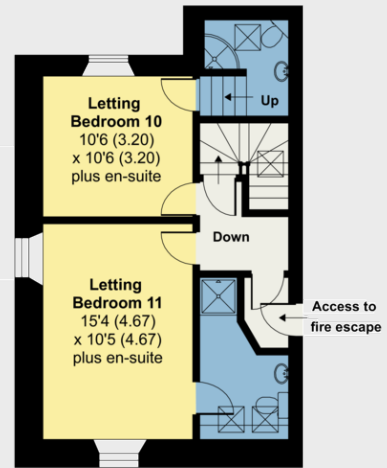
Owners Garden Area



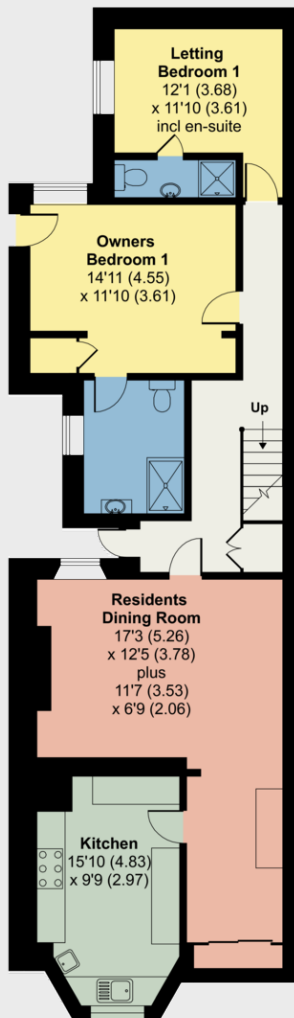
# St Johns Lodge, Lake Road, Windermere, LA23

Approximate Area = 3614 sq ft / 335.7 sq m

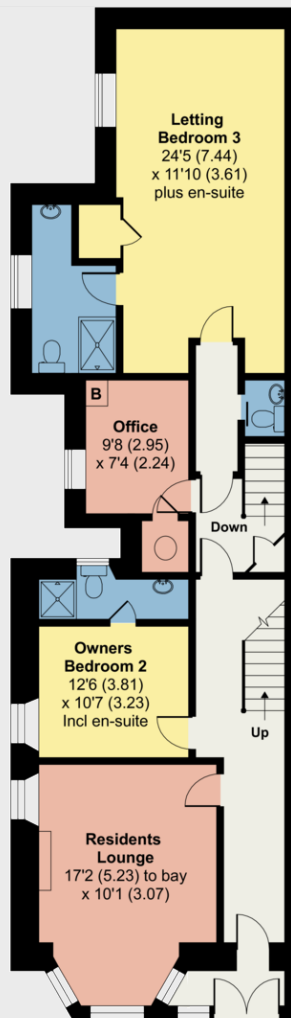
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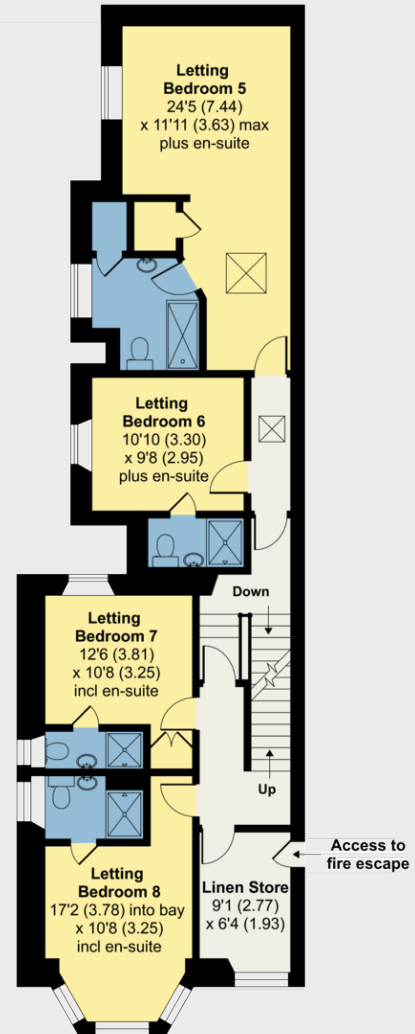
**SECOND FLOOR**



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2022. Produced for Hackney & Leigh. REF: 809219

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