



Windermere

£665,000

Laurel Cottage
8 Park Road
Windermere
Cumbria
LA23 2BJ

Situated in a fantastic location just set back from Windermere Village Centre yet within level walking distance of all the amenities the village has to offer, this Victorian Lakeland guest house offers a 3 bedroomed owners accommodation and 5 en-suite letting bedrooms plus residents dining room is now ready for new owners to move in and continue the successful business.

Property Ref: W5787





Front Elevation



View Over Queens Park



Residents Dining Room

Location:

A short walk from Lake Windermere and both Windermere and Bowness Villages!

From our offices in Ellerthwaite Square head towards the village centre, bearing right on to Broad Street just before the start of the one way system. At the end of Broad Street turn right onto Woodland Road then first left onto Park Road, and Laurel Cottage is a short way along on the right.

Queens Park recreational ground is just past the property. With a little over 10.5 acres it has a child's play area, skate park and football pitch/cricket pitch depending upon the time of year.

Description:

Built in the 1890's this substantial Victorian property has been a successful Guest House for approx. 40 years. The 5 en-suite letting bedrooms offer a most comfortable stay and the central location provides all the amenities; cafes, restaurants and shops one could need during their visit along with beautiful Lakeland walks from the doorstep.

The residents accommodation comprises of dining room to the ground floor, two double bedrooms and one 4 poster suite plus a separate bathroom to the first floor and one suite and a double bedroom to the second floor.

The owners accommodation is currently offered over 2 floors and comprises of bedroom, living room, kitchen and WC to the ground floor and a further 2 bedrooms and shower room to the lower ground floor.

For a Viewing Call 015394 44461



Owners Sitting Room

To the outside of the property there is a well maintained lawned garden to the front with well established shrubs and flowers. To the side are two seating areas, one with slate chippings and one patio area both overlooking the neighbouring beck. To the rear of the property is a lawned garden, again with established trees, shrubs and flowers and a timber summer house.

Accommodation: (with approximate measurements)

Entrance Porch

Original tiled flooring and stain glass door.

Entrance Hall

Wood flooring and stairs to First Floor.

Residents Dining Room

17' 11" into bay x 12' 7" (5.46m x 3.84m)

A large dining room with bay window and coal effect gas fire with wood surround and slate hearth. Wood flooring.

Owners Accommodation

Owners Bedroom 1

14' 4" x 11' (4.37m x 3.35m)

A dual aspect room with inset gas fire, tiled hearth and wood surround. Alcove cupboard and floorboards.

Owners Sitting Room

14' 11" max x 11' 1" (4.55m x 3.38m)

Fireplace with coal effect gas fire with wood surround and stone hearth. Television and telephone points.



Kitchen



Kitchen



Owners Bedroom 1



Owners Bedroom 2

Kitchen

13' 7" x 10' 10" (4.14m x 3.3m)

A good range of wall and base units, granite effect laminate worktop inset sink and drainer and breakfast bar. Double oven and 5 ring gas hob with stainless steel splash back. Plumbing for dishwasher. Tile effect lino flooring.

Utility Room

Plumbing for washing machine and space for fridge freezer. Wood effect lino flooring. Door to rear garden.

WC

WC and sink. Gas central heating combination boiler.

Stairs to:

Lower Ground Floor

Slate steps to storage area with shelving. Tiled floor.

Owners Bedroom 2

14' 2" x 10' 8" (4.32m x 3.25m)

A dual aspect room with exposed stonework shelving and door to outside.

Owners Bedroom 3

12' 5" x 11' 2" into bay (3.78m x 3.4m)

Exposed stone shelving.

Shower Room

Shower cubicle with tiled walls, WC and pedestal wash hand basin. Medicine cabinet, chrome heated towel rail and extractor fan.



Owners Shower Room



Letting Bedroom 1

Stairs to:

First Floor Roof light.

Letting Bedroom 1

14' 6" max x 10' 9" max (4.42m x 3.28m) including en-suite
Overlooking the rear garden.

En-Suite Shower Room

Bristan shower. Vanity unit with wash hand basin and WC. Heated towel rail.

Bathroom

Currently used as a store room. Bath with shower over, WC and pedestal wash hand basin. Wood effect laminate flooring.

Letting Bedroom 2

14' 4" x 11' 3" (4.37m x 3.43m) including en-suite
Overlooking the rear garden and neighbouring beck. Built-in wardrobe with drawers, hanging rail and shelf.

En-Suite

Mira shower, pedestal wash hand basin and WC. Chrome heated towel rail, extractor fan and shaver point and light. Tiled walls and floor.

Letting Bedroom 3

17' 4" x 14' 1" (5.28m x 4.29m) including en-suite
A 4 poster suite with seating area with a pleasant aspect overlooking Queens Park.



Letting Bedroom 2



View



Letting Bedroom 3



Letting Room 5



Letting Bedroom 4

En-Suite Shower Room

Shower with frosted glass partition wall, Mira shower, pedestal wash hand basin and WC.

Stairs to:

Second Floor

Linen cupboard and access to loft space housing water cistern.

Letting Bedroom 4

18' 1" x 11' 2" max (5.51m x 3.4m) including en-suite
A large dual aspect room with a seating area and lovely views of the surrounding Lakeland fells. Access to loft space with storage.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin and WC. Shaver point and light. Wood effect laminate flooring and tiled walls.

Letting Bedroom 5

16' 10" x 9' 9" (5.13m x 2.97m) including en-suite
Overlooking Queens Recreational Park.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin and WC. Heated towel rail, shaver point and light, tiled walls and wood effect laminate flooring.



Side Garden and Beck

Outside:

To the front of the property there is on road parking. Steps to the lawned garden with well established plants and shrubs and path leading to the front entrance. At the side of the property there are 2 seating areas with a pleasant aspect overlooking the neighbouring beck and to the rear is a lawned, screened garden with timber summer house.

Tenure:

Freehold. Vacant possession upon completion.

Business Rates:

Rateable value of £5,900 with the amount payable of £2,944.10 for 2022/23. Reductions may apply for new businesses/single premises, please contact South Lakeland District Council for further information. Small business relief may be applicable.

Services:

Mains gas, electric water and drainage. Gas fired central heating and double glazed windows.

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.



Patio Seating Area

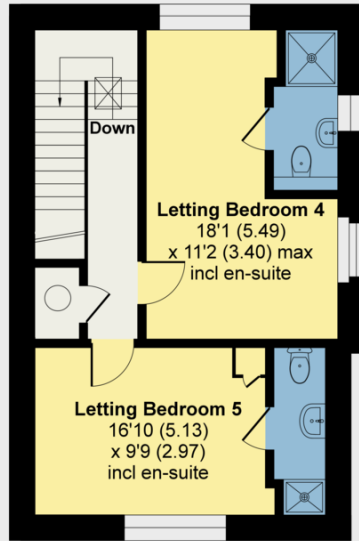


Rear Garden

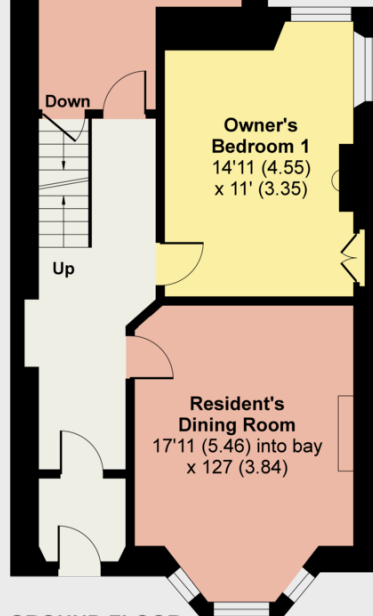
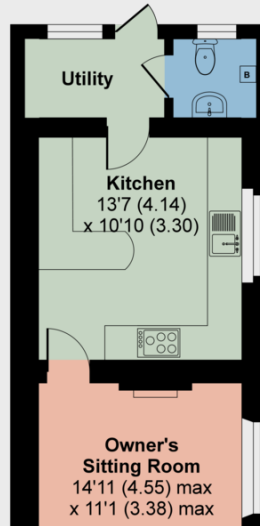
8 Park Road, Windermere, LA23

Approximate Area = 2714 sq ft / 252.1 sq m

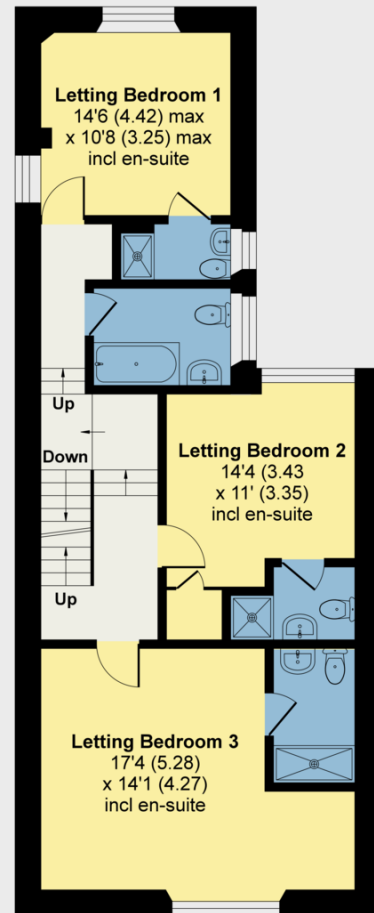
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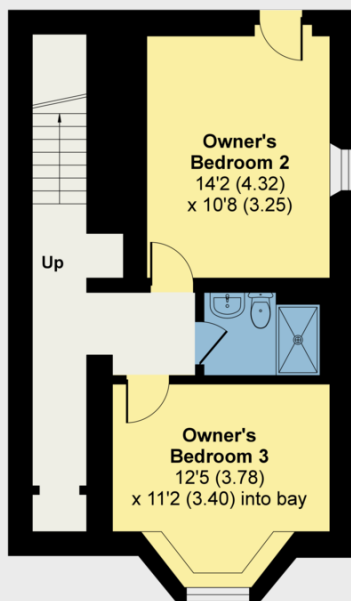
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 842939

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