



Ambleside

£199,500

The Lakes B & B, 12 Church Street, Ambleside, Cumbria, LA22 0BT

This unique property provides a superb opportunity in the heart of Ambleside to run your own B&B or even a small tea room, gift shop or similar and includes excellent owners accommodation. A new lease is available for 7 years at a rent of just £13,440 pa, which when you consider that this includes the letting rooms, owners accommodation and the former shop, represents exceptional value. The accommodation includes the former shop now in use as a breakfast room, the owners living room, kitchen and shower, 6 bedrooms (4 en-suite) basement rooms, parking for 2 and pretty gardens together with a former garage/workshop with potential.

If you are seeking a lifestyle change, toying with semi-retirement or just fancying a new challenge, this could just be the perfect answer.

Quick Overview

Brand new 7 year lease available

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Superb B&B letting including a former shop and owners accommodation

6 Bedrooms, 4 ensuite plus owners shower.

Superb potential in village centre location

Excellent online reviews and reputation

Pretty rear garden with excellent storage/workshop provision

Wonderful lifestyle opportunity with great views

Off road car parking for two plus 2 resident scheme permits

Superfast (80Mbps) Broadband Available*



6



5



2



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Superfast
Broadband



Off Road Car
Parking for 2

Property Reference: AM3881



Breakfast Room



Living Room



Owners Bedroom 1



View from Bedroom 1

Location The Lakes B&B is situated in the very heart of the Ambleside with all shops and amenities close at hand, and the local park and putting green just 100 yards away and plenty of public car parking provision in the vicinity. Church Street is approached off Lake Road by turning right at The Royal Oak Inn. The property is situated on the right hand side towards the bottom of the road close to the very heart of this popular and much loved market town.

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Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Utility Room/Owners Shower

Owners Living Room 13' 10" x 13' 1" (4.22m max x 4.01m)

Kitchen 10' 0" x 5' 6" (3.05m x 1.68m)

Breakfast Dining Room 18' 4" x 12' 4" (5.61m x 3.78m) The room comfortably provides 8 covers.

Lower Ground Floor

Cellar Housing the Vaillant Gas boiler and Santon Premier Plus hot water system.

First Floor Half landing

Landing

Owners Bedroom 1 12' 7" x 11' 2" (3.85m into bay x 3.42m)

Owners Bedroom 2 12' 5" x 6' 11" (3.80m x 2.11m)

Owners Cloakroom

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Second Floor Half landing

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Guests Bedroom 2 12' 4" x 11' 3" (3.76m max x 3.45m max) With En Suite shower room.

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Parking There is a parking space to the front and a slightly less easily accessed space to the rear. Two residents car parking permits are available.

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Council Tax/ Business Rates

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Guest Bedroom 1



Owners Bedroom 2



Guest Bedroom 4

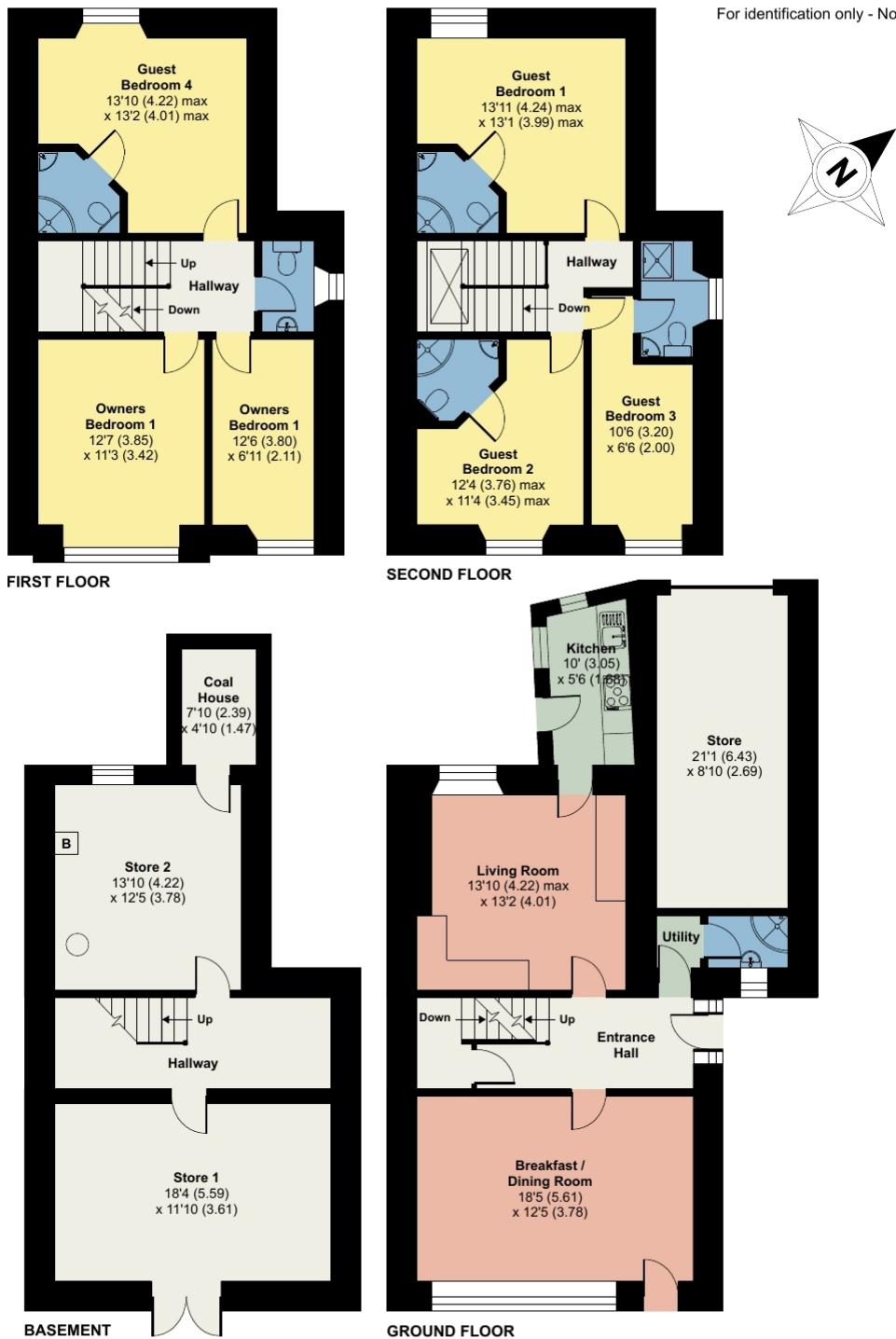
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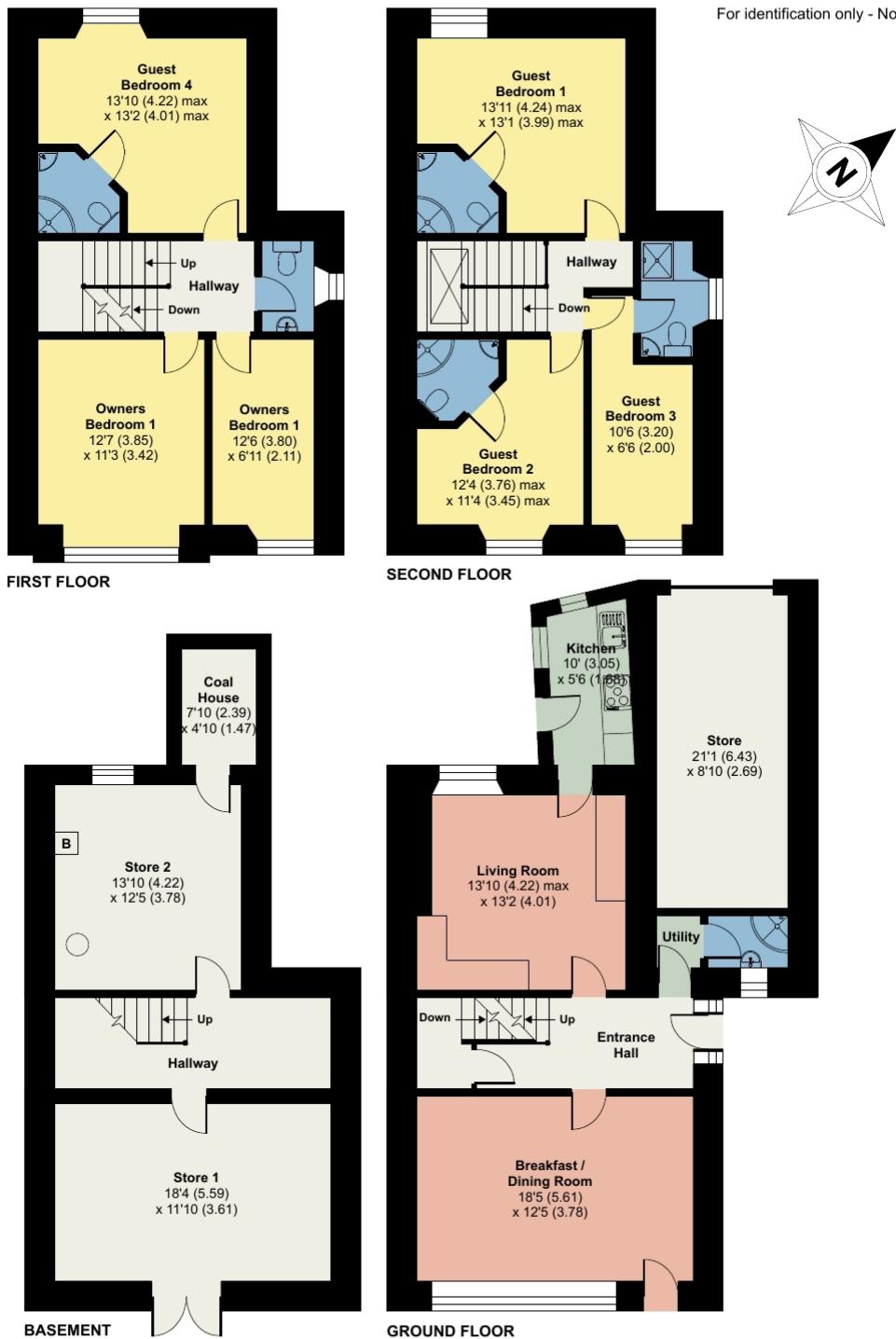
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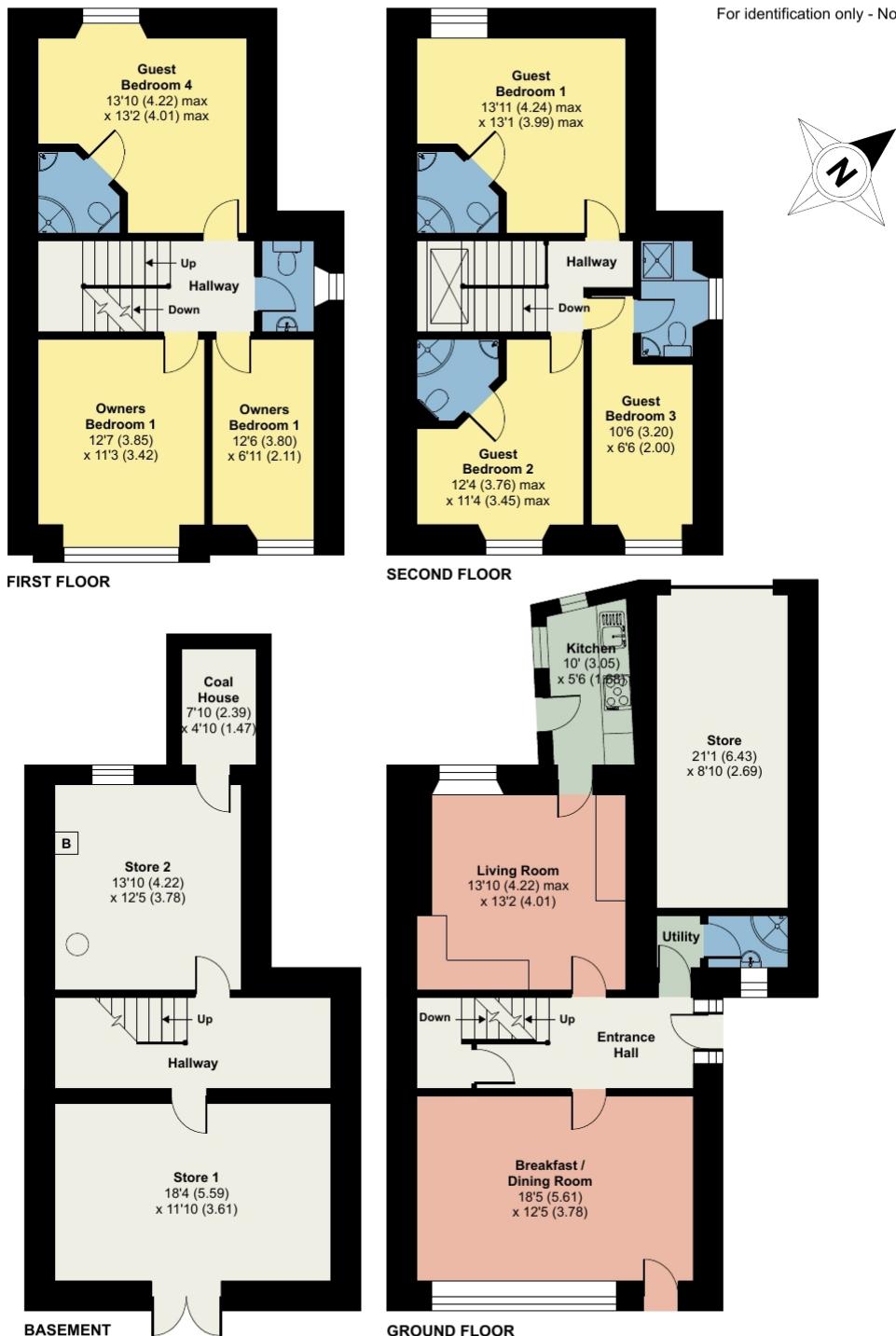
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