



## Bowness On Windermere

£1,250,000

Lingwood Lodge (Residential), Birkett Hill, Bowness On Windermere, LA23 3EZ

Offering over 4,500 sq. ft. of versatile accommodation this prominently positioned building is currently trading as a 7 bedroomed guest house and owners flat, with substantial undeveloped basement and double garage now with the benefit of change of use to holiday let or main residence.

Only a short stroll from Bowness Bay it's hard to be more centrally located but tucked away up a private driveway and surprisingly private. Ample parking and side garden area. Fantastic scope for further development. EPC Band

The property has recently been granted change of use from a Guest House to a main residence family home or holiday let. EPC Band

### Quick Overview

- 7 Letting bedrooms detached guest house with change of use granted to a main residence
- 1 bedroomed owners apartment
- Prominent location
- Garden
- Views of Lake Windermere and the Lakeland Fells
- Close to the amenities
- In excellent decorative order
- Currently a guest house but has scope for a variety of uses
- Double garage and parking



8



8



2



C



Superfast  
Broadband



Double Garage &  
Parking

Property Reference: W5924





Seating Area



Aerial Picture



Seating Area



Garden

**Description:** Lingwood Lodge was constructed in 1972 by reputable builders, B & J Hewitt of Windermere and has spar dashed elevations under a concrete tiled roof. The property benefits from gas fired central heating and double glazed windows throughout.

Planning permission was granted in February 2023 (planning ref 7/2023/5042 for change of use from guest house to either self catering holiday accommodation or a dwelling (house for as a main residence) creating a rather unique opportunity for this fabulously located building.

The owners accommodation is neatly presented and comprises of, dual aspect sitting room with balcony and having views to Lake Windermere and the Lakeland fells, Bedroom off the sitting room which was formerly the dining room, having patio doors leading to private paved seating area, kitchen, further bedroom, 4 piece Bathroom suite, utility room and office. There is a double garage under-built and a most spacious, useful workshop being 59ft long! Being a fantastic addition to the property and being suitable for a variety of uses and having light and power and ample shelving.

There are 7 letting rooms spread out on both the ground and first floors, which have been refurbished and redecorated to a high standard. Each room is well equipped with wall mounted flat screen televisions, a range of high quality fitted furniture and beds and have en suite modern three piece shower rooms with ladder radiators and extractor fans. The well equipped kitchen provides all you need to cook breakfasts and has a hatch to the spacious, well decorated dining room. There is also a utility room with shelving.

**Location:** Situated in a most prominent trading position just on the outskirts of Bowness village being slightly elevated yet visible from the main Bowness to Newby Bridge road.

From the centre of Bowness, continue past the lake and steamer piers along the A592 in the direction of Newby Bridge. After passing the Burnside Hotel on the left, turn immediately left onto the private driveway signposted 'Lingwood Lodge'. The property is therefore only a few hundred yards from the piers of Bowness Bay and of course, Lake Windermere.

**Accommodation:** (With approximate measurements)

Entrance Porch

Reception Hall

Letting Bedroom 1 14' 1" x 10' 7" (4.29m x 3.23m)

Letting Bedroom 2 16' 6 max" x 14' 0 inc en-suite" (5.03m x 4.27m)

Letting Bedroom 3 14' 5 max" x 12' 0 inc en-suite" (4.39m x 3.66m)

Letting Bedroom 7 20' 5" x 12' 0" (6.22m x 3.66m)

Residents Dining Room 24' 7" x 11' 10" (7.49m x 3.61m)

Kitchen 11' 11" x 9' 11" (3.63m x 3.02m)

Separate wc





Letting Bedroom 3



Letting Bedroom 4





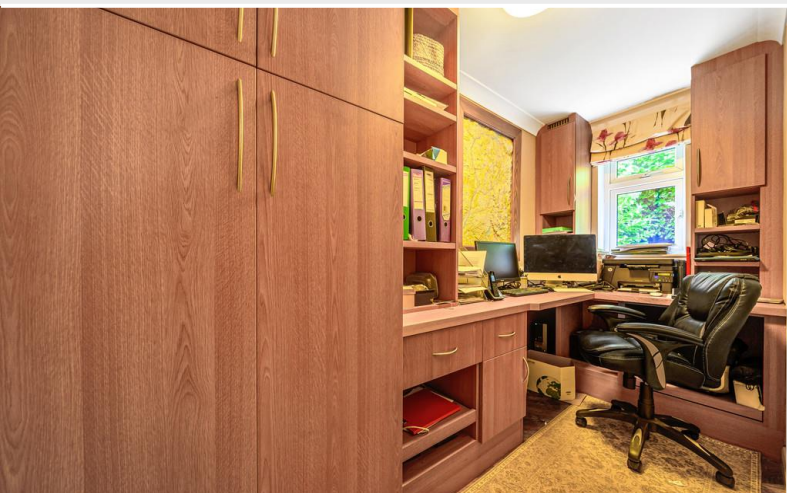
Kitchen



Dining Room



Owners Kitchen



Office

Utility Room 12' 0" x 10' 2" (3.66m x 3.1m)

Stairs to First Floor

Letting Bedroom 4 14' 4 max" x 11' 10 inc en-suite" (4.37m x 3.61m)

Letting Bedroom 5 20' 4" x 12' 1 inc en-suite" (6.2m x 3.68m)

Letting Bedroom 6 15' 5 max" x 11' 6 en-suite" (4.7m x 3.51m)

Owners Private Accommodation

Living Room 18' 2" x 16' 11" (5.54m x 5.16m)

Dining Area/Owners Bedroom 11' 7" x 10' 0" (3.53m x 3.05m)

Kitchen 11' 10" x 11' 6" (3.61m x 3.51m)

Utility and Laundry Room 12' 11" x 4' 10" (3.94m x 1.47m)

Owners Bedroom 14' 0" x 13' 10" (4.27m x 4.22m)

Bathroom

Office 11' 6" x 4' 7" (3.51m x 1.4m)

Lower Ground Floor

Workshop/Store 51' 0 max" x 17' 5 max" (15.54m x 5.31m)

Attached Double Garage 20' 7 max" x 20' 6 max" (6.27m x 6.25m)

Property Information:

Outside: Plants and shrubs border a private driveway leading to the property, with plenty of guest parking. Raised gravelled terrace with seating areas. Lawned garden to the front and gravelled pathways meandering around the garden. The owners have a private paved patio area leading from the dining area/bedroom in the owners accommodation.

Boiler Room

Separate private rear access to owners accommodation and patio

Business: Lingwood Lodge is offered for sale equipped and ready for trading with letting bedrooms furnished with the exception of the vendors personal items.

The vendor has substantially improved the property and business over the past 7 years which has created much improved accounts. Achieving a good level of customer satisfaction has ensured enviably high ranking on Trip Advisor and regular repeat business. Full accounts can be made available to interested parties once they have viewed the property.





Owners Living Room



Workshop





Ordnance Survey Ref: 01094558



Garage



Owners Private Patio

**Services:** Mains gas, electricity, water and drainage. Double glazing.

**Business Rates:** The property has a Rateable Value of £9,700 with the amount payable for 2022/2023 being £5,364.25. Small business rates relief may apply.

**Council Tax:** Westmorland and Furness Council - Band C for the owners private accommodation.

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

**Viewing:** 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.

**What3Words:** <https://what3words.com/masterful.force.director>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 28th March 2023 - not verified.

## Meet the Team

### Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



### Charlie Ryan

Office Manager

Tel: 015394 44461

charlieryan@hackney-leigh.co.uk



### Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Tina Fleming

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Michael Critchley

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcAlister@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-



# Lingwood Lodge, Birkett Hill, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 4546 sq ft / 422.3 sq m (excludes boiler room)

Garage = 351 sq ft / 32.6 sq m

Total = 4897 sq ft / 454.9 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 2023. Produced for Hackney & Leigh. REF: 962374

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/04/2023.