



**£615,000**

**Thornleigh Guest House, Thornbarrow Road, Windermere, LA23 2EW**

A recently renovated substantial 4 storey Lakeland semi detached freehold property currently trading as a guest house with 6 en-suite letting rooms and 1 bedroomed flat to be offered as a going concern. Beautifully decorated with modern fixtures and fittings and close to all the amenities of the villages of Windermere and Bowness with the added advantage of off road parking.

**Quick Overview**

- 6 letting bedroomed Lakeland semi-detached house
- 1 bedroomed flat
- Convenient location
- Rear garden
- Offered as a going concern and no chain
- Close to schools and amenities
- In good decorative order
- Recently extensively renovated
- Off road parking
- \*Superfast broadband of 80Mbps available



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Superfast  
Broadband



Off Road  
Parking

Property Reference: W5979



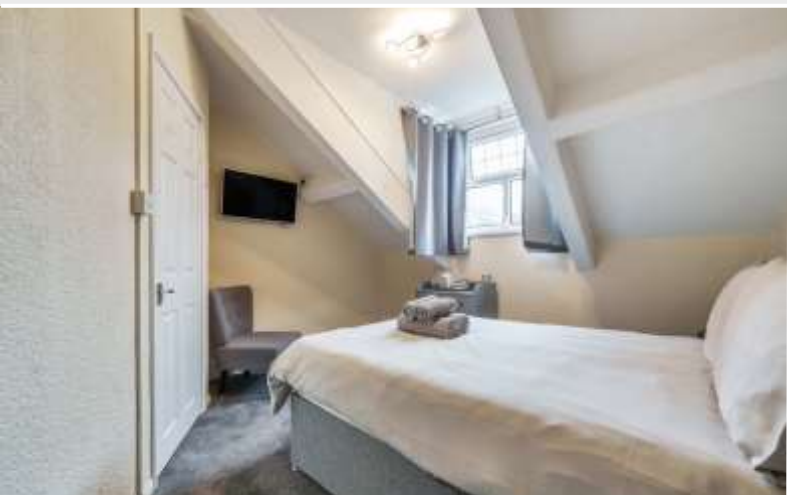
Letting Bedroom 1



Letting Bedroom 3



Letting Bedroom 4



Letting Bedroom 5

**Description:** A delightful 6 letting bedroomed four storey semi detached Lakeland property with the advantage of either one bedroomed owners accommodation or alternatively a self contained letting flat. Formerly a children's day nursery the current owners have converted the property back to a successful guest house in 2022, with modern fixtures and fittings and decoration throughout. The property is within walking distance of both Windermere and Bowness and also has the advantage of off road parking.

The 6 letting bedrooms are well equipped with TV points and all with en-suite shower rooms with WC, inset washbasins and vanity units, showers. The owners accommodation or self contained flat comprises of open plan living room and kitchen, conservatory, currently used as a dining room, utility and shower room with shower and washbasin, separate WC and bedroom.

**Location:** Centrally located midway between Bowness and Windermere. Proceed towards Bowness from Windermere on Lake Road, bearing left immediately after the pelican crossing on to Thornbarrow Road. Follow the road up and Thornleigh Guest House is a short way along on the left.

**Accommodation (with approximate measurements)**

Side Entrance Porch

Entrance Hall

Letting Bedroom 1

17' 6" into bay x 17' 11" inc en-suite (5.33m x 5.46m)

En-suite

Letting Bedroom 2

16' 10" into bay x 11' 3" inc en-suite (5.13m x 3.43m)

En-suite

Stairs from entrance hall lead to first floor

Letting Bedroom 3

13' 1" x 11' 4" inc en-suite (3.99m x 3.45m)

Ensuite

Letting Bedroom 4

18' 2" max x 13' 0" max inc en-suite (5.54m x 3.96m)

En-suite





Letting Bedroom 1



Letting Bedroom 2



Letting Bedroom 6



Owners Kitchen



Conservatory



Owners Living Room

Stairs from first floor lead to second floor

Landing

Built in storage cupboards.

Letting Bedroom 5

13' 1" x 11' 6" inc en-suite (3.99m x 3.51m)

En-suite

Letting Bedroom 6

17' 9" max x 13' 2" max inc en-suite (5.41m x 4.01m)

En-suite

Stairs from the entrance hall lead to owners accommodation

Hallway

Store Room

9' 9" x 4' 10" (2.97m x 1.47m)

Open plan living room/kitchen

17' 10" x 12' 10" (5.44m x 3.91m)

Conservatory/dining room

15' 5" x 12' 2" (4.7m x 3.71m)

Utility room

6' 1" x 5' 1" (1.85m x 1.55m)

Bedroom

17' 10" into bay x 10' 5" (5.44m x 3.18m)

Shower room

Separate WC

Services: Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.





Owners Accommodation



Owners Bedroom





View



Rear garden



Rear garden

#### Property Information:

**Outside:** To the front of the property is a small paved area and to the side is driveway parking for approximately 3 cars with secure gate. To the rear, part paved seating area and artificial lawn, with timber summerhouse and lean to store.

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

**Business rates:** Westmorland and Furness Council - Rateable value of £10,000 with the amount payable of £4,900 for 2023/24. Small business relief may apply depending on circumstances.

**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.

#### What3Words:

<https://what3words.com/comforted.iterative.picturing>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 18th

# Meet the Team

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



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# Thornleigh Guest House, Thornbarrow Road, Windermere, LA23

Approximate Area = 2348 sq ft / 218.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Total = 2422 sq ft / 225 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 1012120

A thought from the owners...This a lovely Lakeland stone property owned by us since 1999. An ideal location set between Windermere and Bowness.

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