



Windermere

£595,000

Broadlands Guest House, 19 Broad Street, Windermere, Cumbria, LA23 2AB

A stones throw from the centre of the village, an award winning refurbished guest house with 5 en-suite letting bedrooms, plus 2 bedroomed self contained owners accommodation all wrapped up in a substantial Lakeland stone and slated mid terrace.

With manageable accommodation, ideal for a couple or sole trader and offered as a going concern fully equipped for continued trade.

Quick Overview

- 5 letting bedroomed guest house and 2 bedroomed owners accommodation
 - 2 reception rooms and all offering rooms en-suite
 - Convenient location
 - Rear courtyard
 - Offered as a going concern
 - Close to amenities
 - Good decorative order
 - Freehold
 - On road parking
- *Superfast broadband of 80Mbps available



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Superfast
Broadband



On Road
Parking

Property Reference: W5982



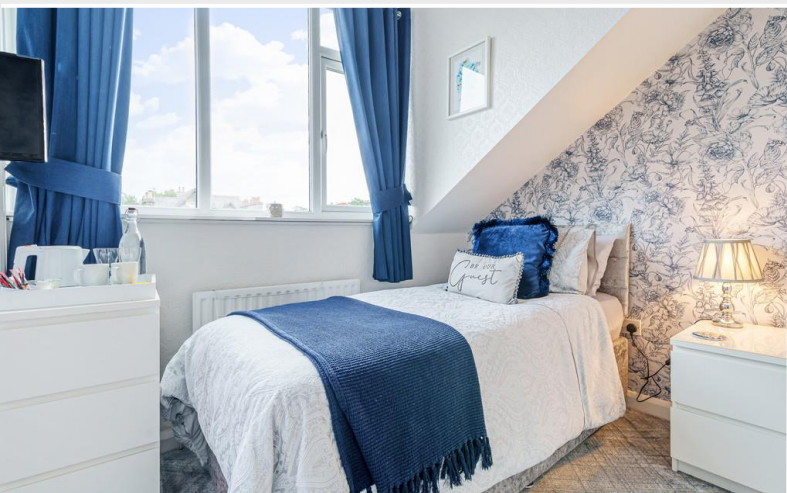
Letting Bedroom 1



Letting Bedroom 2



Letting Bedroom 3



Letting Bedroom 4

Description: Broadlands Guest House is a Victorian Lakeland stone mid terrace property offering beautifully presented accommodation over 3 floors. Spilt into two distinct areas the first and second floors have 5 en-suite letting bedrooms with the residents dining area to the front on the ground floor. To the rear of the property is the owners sitting room, kitchen and 2 bedrooms, one which has an en-suite shower room and an additional shower room too.

The property has been well maintained in recent years with the current owners redecorating and upgrading all the en-suite shower/bathrooms during 20___. The gas boiler was fitted in 2020 and the property has modern uPVC double glazed windows.

The self-contained owners accommodation was re-organised and extended in 2020/2021 creating the 2 bedrooms you see today. (one which is en-suite).

The property has its own successful website with online booking facility which can be viewed at www.broadlandswindermere.co.uk. The successful business boasts a good turnover and trading accounts and occupancy rates can be made available to bona fide interested parties after viewing. Broadlands has a current high ranking on Trip Advisor and other internet review sites.

Location: Having an excellent central trading location just off the main thoroughfare opposite the main village car park. From the centre of the village bear left off Crescent Road onto Broad Street after the 'Corner Gift Shop'. Broadlands is a short way along on the left.

Accommodation (with approximate measurements)

Ground floor Covered entrance porch.

Entrance Hall

Residents Dining Room 15' 7" into bay x 12' 0" (4.75m x 3.66m)

Stairs to First Floor

Letting Bedroom 1 14' 11" x 8' 11" inc en-suite (4.55m x 2.72m)

En-suite bathroom

Letting Bedroom 2 12' 3" x 10' 0" inc en-suite (3.73m x 3.05m)



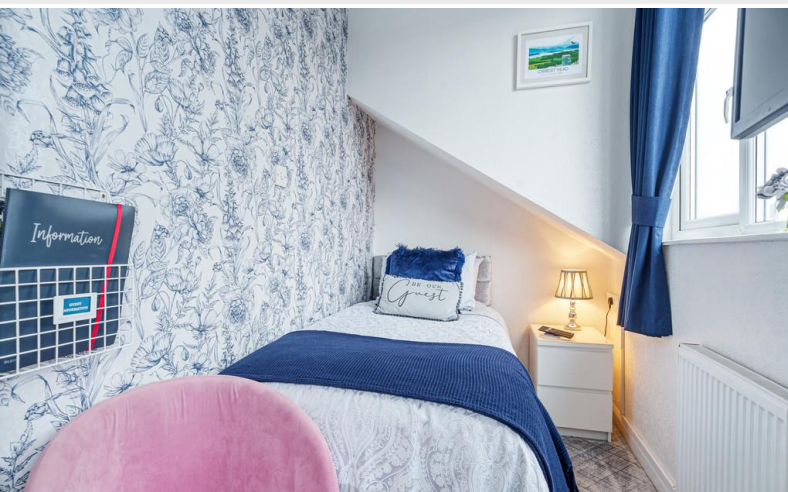
Letting Bedroom 3



Residents Dining Room



Kitchen and Utility



Letting Bedroom 4



Letting Bedroom 5



Letting Bedroom 4

En-suite shower room

Letting Bedroom 3 16' 10" x 9' 1" plus en-suite (5.13m x 2.77m)

En-suite shower room

Stairs lead to the second floor

Letting Bedroom 4 16' 10" x 7' 8" inc en-suite (5.13m x 2.34m)

En-suite shower room

Letting Bedroom 5 16' 11" x 9' 2" plus en-suite (5.16m x 2.79m)

En-suite shower room

Access from the ground floor entrance hall to owners accommodation.

Owners Sitting Room 12' 8" x 12' 8" max (3.86m x 3.86m)

Kitchen and Utility 14' 4" overall x 9' 7" max (4.37m x 2.92m)

Rear Hall

Shower Room

Owners bedroom 2 10' 4" max x 9' 1" max (3.15m x 2.77m)

Stairs from rear hall to

Owners Bedroom 1 15' 7" x 9' 2" inc stairs and en-suite (4.75m x 2.79m)

Property Information:

Outside: Bordered with plants and shrubs. To the rear of the property is courtyard leading down to wooden store and access to Back Broad Street.

Services: Mains water, drainage, gas and electricity. Gas fired central heating. Fire alarm system. uPVC double glazed windows.



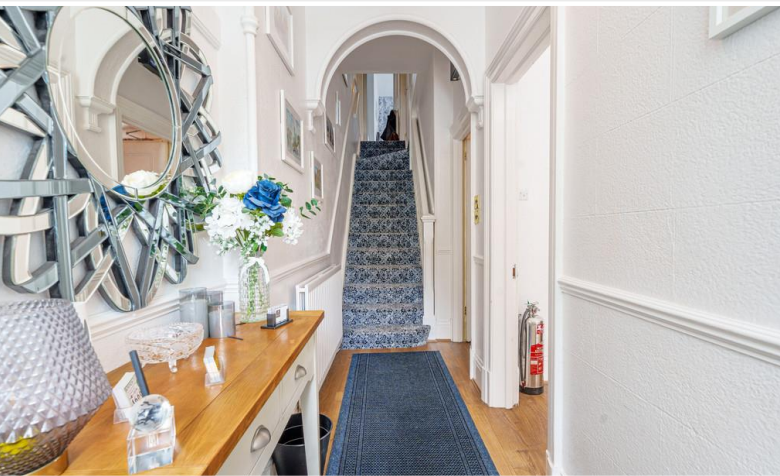
Owners Sitting Room



Owners Bedroom 1



Owners Bedroom 2



Hallway

Business Rates: South Lakeland District Council, rateable value of £5,400.00 with the amount payable of £2,646.00 for 2023/2024. Small business rates may apply depending on the business owner's circumstances.

Council Tax for Owners Accommodation: Westmorland & Furness Council - Band A

Tenure: Freehold. Vacant possession upon completion.

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: //walnuts.weep.theory

Notes: *Checked on <https://checker.ofcom.org.uk> 1st August 2023 - not verified.



Rear Courtyard

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

windermeresales@hackney-leigh.co.uk



Tina Fleming

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcalker@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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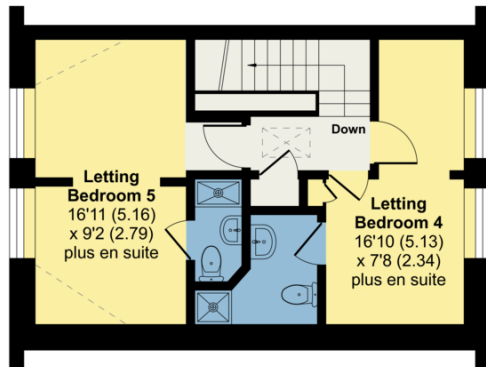
Broadlands Guest House, 19 Broad Street, Windermere,

Approximate Area = 1832 sq ft / 170.1 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1866 sq ft / 173.2 sq m

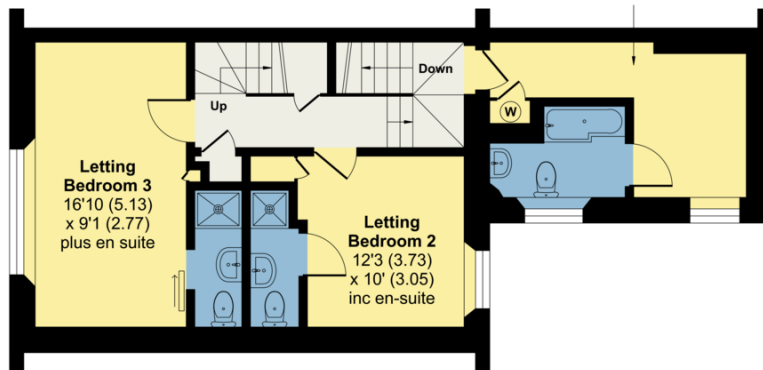
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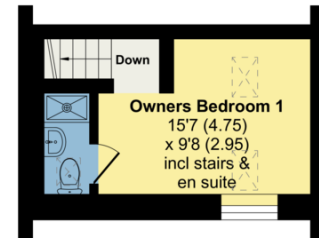
SECOND FLOOR



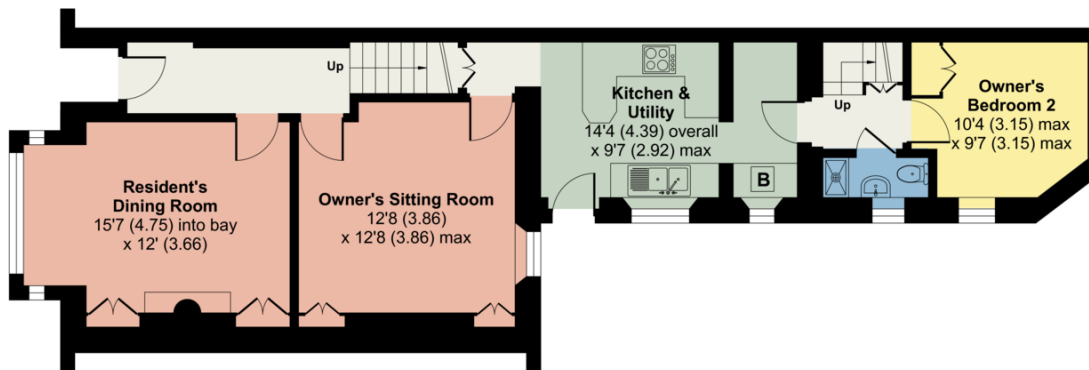
Letting Bedroom 1
14'11 (4.56)
x 8'11 (2.72)
incl en suite



FIRST FLOOR 1



FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1014107

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Request a Viewing Online or Call 015394 44461