



Ambleside

£800,000

Norwood House
Church Street
Ambleside
Cumbria
LA22 0BT

Prominently positioned in beautiful Ambleside in the very heart of the Lake District National Park this attractive 4 storey guesthouse includes 8 letting bedrooms plus 2 bedroomed owners' accommodation and might just be the dream answer for anyone seeking a lifestyle change for the better.

What more could you ask for - enjoying some splendid views and surrounded by stunning scenery this spacious stone and slate built property combines a splendid business opportunity with a wonderful place to live.

Property Ref: AM3982

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Owners Sitting Room



Bedroom 1



Kitchen

Location Norwood House 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. Church Street is approached off Lake Road by turning right at The Royal Oak. The property is situated on the right at the bottom of the road close to the very heart of this lovely market town.

What3Words [///escapades.august.portfolio](https://www.what3words.com/escapades.august.portfolio)

Description Norwood House perfectly combines a great business opportunity with a wonderful place in which to live. If you have ever contemplated making a lifestyle change, then you may well have considered what opportunities there may be for living and working in somewhere as beautiful as the Lake District National Park.

Ambleside is located at the northern tip of Lake Windermere and is perfectly placed to access the National Park. You can step out of the door and hike the high fells which surround this popular market town, or simply stroll down the road for a drink or two, enjoy a meal in a highly regarded restaurant or even take in a film at one of the many local independent cinema screens. Virtually everything you and your guests might need is here on the doorstep.

The present owners trade on an eight month basis out of choice, and so have continued to enjoy everything about the Lake District which initially drew them here whilst earning a good living with an estimated turnover in the region of £117,000 pa. for 2023/24



Bedroom 8

The accommodation is arranged over four storeys and includes a guests dining room and eight letting bedrooms, which provide an adaptable array of single, double and family rooms. Six have en-suite shower or bathrooms and two share a shower room but have en-suite WC facilities. The self contained owners accommodation includes a sitting room, kitchen and utility, with two double bedrooms, a large store room and a four piece suite bathroom on the lower floor. The present owners currently rent 8 car parking spaces nearby for the sum of £4,500 pa for use by their guests.

Having undergone a considerable upgrade in 2021 Norwood House was reroofed, and had the majority of windows replaced, and most ensuite shower rooms refurbished with new sanitary ware, as well as a new kitchen fitted.

The Lake District is a great place to work, and an even better one to live in - why not take the opportunity to do both with one move? Come and be tempted.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Porch Light and welcoming with glazed external door.

Entrance Hall

Dining Room 20' 3" x 15' 10" (6.19m x 4.83m) A bright room having a lovely large bay window, high ceiling with coving, a decorative fireplace and with a double radiator. The room comfortably provides 16 covers.



Ensuite for Bedroom 4



View from Bedroom 8



Bedroom 3



Front Courtyard

Self Contained Owners Accommodation

Owners Sitting Room 48' 10" x 47' 6" (14.9m x 14.5m max) A light and spacious room, perfect for relaxing when "off duty". With a number of integrated cupboards, one of which houses a hot water cylinder, alongside drawers and shelving, there is ample storage space. A window seat also provides a further seating option, and there is room to dine. The central cupboards once housed the "dumb waiter".

Office Area A very useful designated office area is allocated just off the kitchen, helping to keep the "work" and "relaxation" areas independent.

Kitchen 8' 9" x 7' 6" (2.69m x 2.30m) Stylish, contemporary wall and base units with complimentary work surfaces, tiled walls and Franke sink and drainer with mixer tap. Featuring integrated Bosch appliances which include a 5-ring gas hob, electric double oven, microwave and extractor hood and fan. Also having a Victor plate warmer and Instanta water boiler.

Utility/ Laundry Room 9' 1" x 8' 6" (2.79m x 2.60m) Housing the Worcester combi boiler, and having plumbing for a washing machine, provision for a tumble dryer, and with useful shelving for storage. Also having a rear external door and stairs leading to the lower ground floor.

Lower Ground Floor

Hallway Two integrated cupboards providing additional storage space, and an external door.

Owners Bedroom 1 13' 1" x 11' 5" (4.00m x 3.50m max) Having a UPVC double glazed window, this double room also has a large



Bedroom 6

adjoining store room - the property is not short on storage facilities.

Store Room A useful room for extra storage. This room could provide a child's playroom or "den" and has seen service as an occasional bedroom in the past, although it has no external window.

Owners Bedroom 2 14' 7" x 8' 2" (4.46m x 2.50m) A double room with window.

Store Having an internal cupboard.

Owners Bathroom Under floor heating.

First Floor Access from the staircase off the main hallway.

Bedroom 1 10' 5" x 7' 10" (3.19m x 2.39m max) A lovely light single room which enjoys a view of the Church spire. A wash hand basin.

WC Tiled walls and WC.

Bedroom 2 15' 4" x 11' 1" (4.69m x 3.40m max) A spacious high ceilinged family room accommodating both a double and single bed, with glimpses of Loughrigg. A built-in wardrobe.

En Suite Shower Room

Bedroom 3 16' 4" x 13' 9" (5.00m x 4.20m max) A bright and airy family room with both a King size and single bed, as well as a built-in wardrobe. High ceiling and coving adding to the feeling of spaciousness, and featuring a lovely bay window with view of



Ensuite for Bedroom 8



Private Patio



Bedroom 4



Utility/ Laundry Room



Owners Bedroom 1

Wansfell, and space to sit and relax.

[En Suite Shower Room](#)

[Shower Room](#) A Mira shower. This room is currently allocated for use by guests staying in Bedrooms 1 and 5.

[Bedroom 4](#) 16' 2" x 8' 2" (4.93m x 2.50m) A welcoming double room, having a high ceiling with feature coving adding to the feeling of spaciousness, built in wardrobe.

[En Suite Shower Room](#)

[Second Floor](#)

[Bedroom 5](#) 10' 9" x 8' 1" (3.30m x 2.48m max) A double room having a view of the Church spire.

[WC](#) Tiled walls, a wash basin with light/ shaver point.

[Bedroom 6](#) 12' 0" x 10' 9" (3.68m x 3.30m max) A double room enjoying a view of Wansfell, built in wardrobe.

[En Suite Shower Room](#)

[Bedroom 7](#) 12' 4" x 10' 9" (3.76m x 3.30m) A double room enjoying a view of Wansfell, built in wardrobe.

[En Suite Shower Room](#)

[Bedroom 8](#) 12' 5" x 10' 9" (3.80m x 3.30m max) A double room enjoying fell views, built in wardrobe.

[En Suite Bathroom](#)

[Airing Cupboard](#) Housing the hot water cylinder.

[Outside](#) Flagged patio area edged with small shrubs to the front



Kitchen – looking through to office area

and also having an area of decking and patio to the rear for owners use only, making it ideal for a quiet morning coffee or evening glass of something cooler.

Shed 8' 10" x 4' 3" (2.70m x 1.30m) An excellent additional storage area, with light point, power and a WC.

Shed Further useful storage.

Parking The owners currently rent 8 car parking spaces nearby for the sum of £4,500 pa for guests to use. There are a number of public car parks in and around Ambleside for which annual permits can also be acquired for use by guests.

Note Some of the owner's accommodation has a slightly restricted head height.

Property Information

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators and double glazing.
* Checked on <https://checker.ofcom.org.uk/> 17th October, 2023 – not verified

Tenure Freehold

Council Tax/ Business Rates Owners accommodation - Band A - South Lakeland District Council.

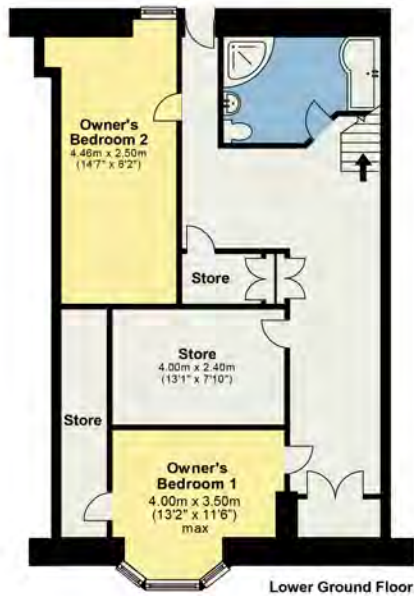
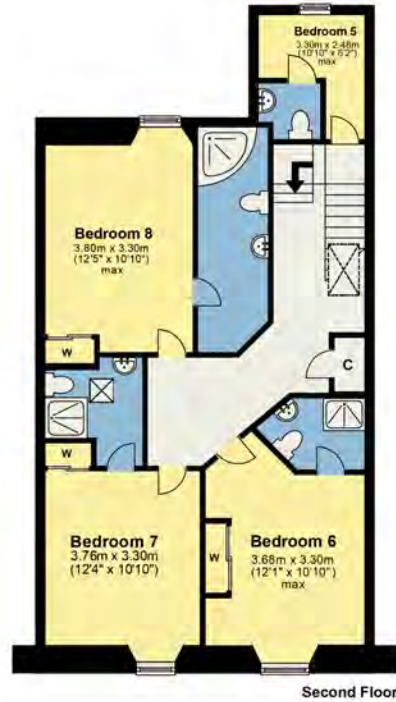
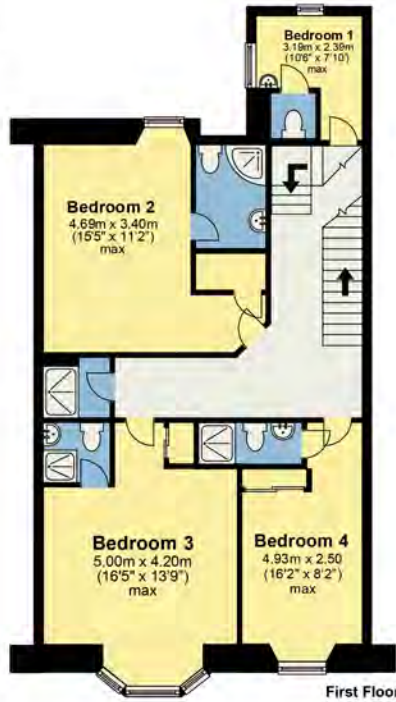
Business Rates - The remainder of the property has a rateable value of £9,000 with the amount payable for 2023/24 being £4,491. Small business rate relief may be available and is enjoyed by the current owners.



Ensuite for Bedroom 7



Bedroom 2



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Telephone 015394 32800

Energy Performance Certificate The full Energy Performance Certificate is available to view on our website and also at any of our offices.

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.