



Bowness on Windermere

£495,000

Melbourne Guest House, Biskey Howe Road, Windermere, LA23 2JR

Melbourne Guest House is a traditional Lakeland stone and slate built mid-terraced property situating close to Bowness On Windermere and all the amenities it has to offer. Being a short walk away to Lake Windermere, the property offers 4 lettings bedrooms and comfortable one bedroom owners accommodation, also having planning to make a good large family home if so desired.

Quick Overview

- 5 Bedroomed mid-terraced Guest House
- 4 Letting rooms plus 1 bedroomed owners accommodation
- 3 Reception rooms and 5 shower rooms
- Quiet setting but central location
- Private yard and good outside storage at the rear
- Close to amenities
- In good decorative order
- Large family home or Guest House
- Off road parking
- Superfast Fibre Broadband available



5



5



4



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Superfast
Broadband



Off Road
Parking

Property Reference: W6045



Resident's Dining/Sitting Room



Kitchen



Letting Bedroom 1



Letting Bedroom 2

Description: Melbourne Guest House is a traditional Lakeland stone and slate built mid terraced property situating close to Bowness On Windermere and all the amenities it has to offer. Being a short walk away to Lake Windermere, the property offers 4 lettings bedrooms and comfortable one bedroom owners accommodation, also having planning to make a good large family home if so desired.

Location: Located just off the main thoroughfare of Bowness on Windermere. On entering the village from Windermere on Lake Road bear left onto Biskey Howe Road at Courtney Hairdressers. Melbourne Guest House can be found a short way along on the right hand side with the parking area located another 50 yards down the road.

Property Overview: As you step into the entrance hall you have the residents dining/sitting room on the left before the stairs to the first floor. These were formally two rooms with large bay window and a built in cupboard holding the gas boiler. Following on into the kitchen area which comprises of fitted wall and base units, inset stainless steel sink. Oven with gas hob and extractor over, fridge, plus BEKO dishwasher, eye level grill and stairs to the lower ground floor.

Starting on the first floor, there are 4 bedrooms (currently utilised for letting) and all including ensuite shower rooms with WC, washbasin and shower, plus bedroom 3 having the added benefit of views across the rooftops to Claife Heights. Moving down to the lower ground floor, is the owners accommodation where you have the owners bedroom, a living room with feature exposed stone wall, fridge and fridge/freezer and French doors to private rear patio. The living room leads into the main household shower room including WC, pedestal wash hand basin and large cubicle shower.

The private rear patio has the advantage of two stores and a gate leading to North Terrace. This property is being sold as a going concern, but also has planning to be a lovely main residence, or as a short term holiday let or guest house - as per planning permission granted by the Lake District National Park under reference 7/2023/5361

Accommodation: (with approximate measurements)

Entrance Hall

Residents Dining Room/Sitting Room 28' 5" x 10' 3" min (8.66m x 3.12m)

Kitchen 6' 7" x 6' 5" (2.01m x 1.96m)

Stairs to first floor

Letting Bedroom 1 11' 11" x 8' 8" (3.63m x 2.64m)

Ensuite Shower Room

Letting Bedroom 2 11' 6" x 8' 8" (3.51m x 2.64m)

Ensuite Shower Room

Stairs to second floor

Letting Bedroom 3 14' 10" inc ensuite x 7' 11" (4.52m x 2.41m)

Ensuite Shower Room

Letting Bedroom 4 14' 10" x 7' 6" (4.52m x 2.29m)

Ensuite Shower Room

Lower Ground Floor (Owners Accommodation)

Owner's Sitting Room 13' 10" x 11' 5" (4.22m x 3.48m)

Owner's Bedroom 14' 5" x 9' 8" (4.39m x 2.95m)

Shower Room

Property Information:

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

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: //broker.positives.mixers

Notes: *Checked on <https://www.openreach.com/> 2nd February 2024 - not verified.



Letting Bedroom 3



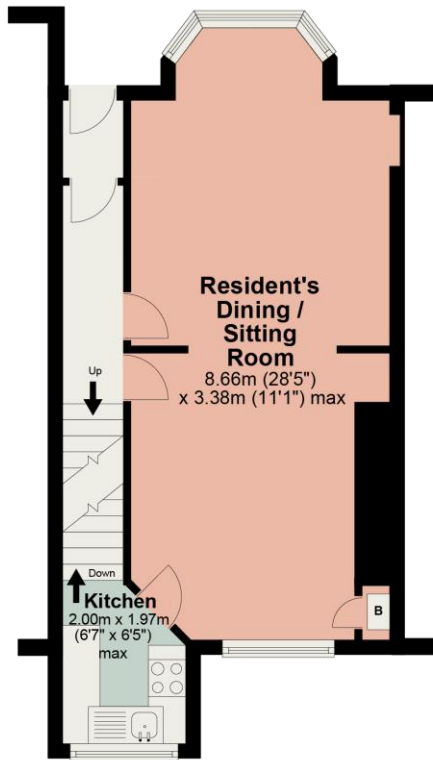
Letting Bedroom 4



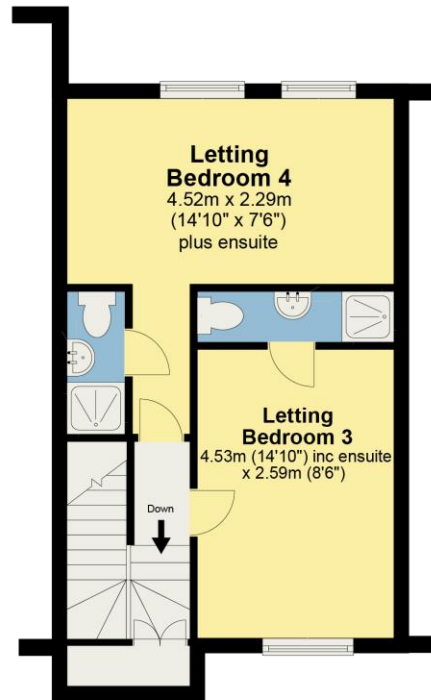
Owner's Sitting Room



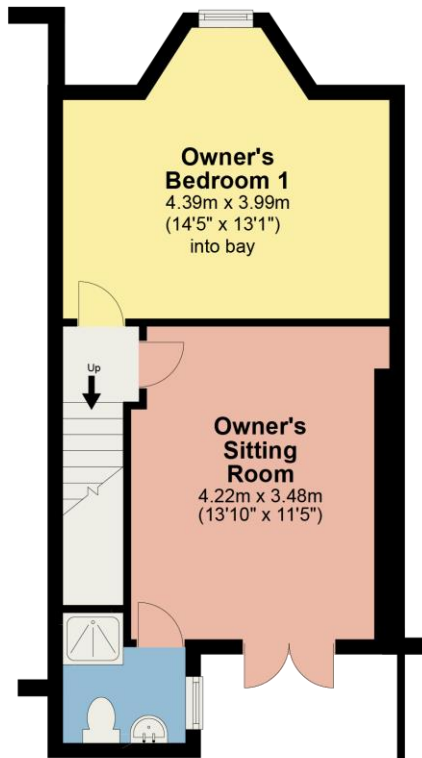
Owner's Bedroom 1



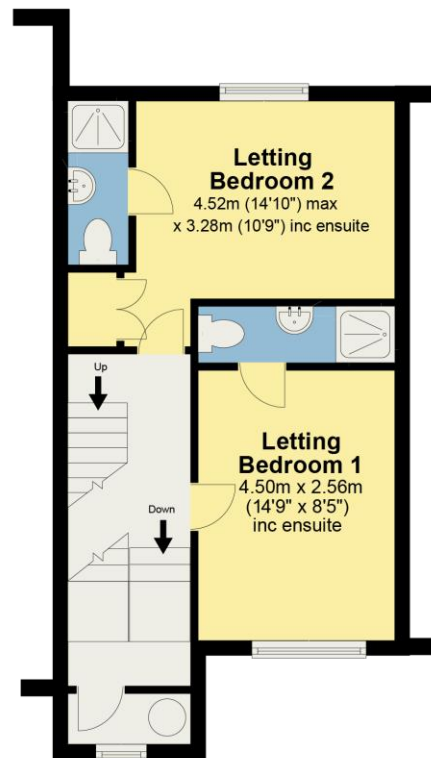
First Floor



Second Floor



Lower Ground Floor



First Floor

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. REF: W6045

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