



Windermere

£425,000

Barton House, Beresford Road, Windermere, LA23 2JG

In a quiet location in Bowness on Windermere, this delightful semi-detached property offers an inviting homely environment. Barton House can either be a holiday let, or main residence and provides spacious accommodation over 3 floors.

Quick Overview

- Close to amenities
- Views of Lakeland fells
- 3 Bedroomed semi detached house
- 1 Reception room & 2 bathrooms
- Outside patio and store
- Perfect central location
- In good decorative order
- Off road parking
- EPC Band C
- *Superfast fibre broadband available



3



2



1



C



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6181



Living Room/Kitchen Area



Living Room/Kitchen Area



Living Room/Kitchen Area



Kitchen

Location: To find the property continue from Windermere towards Bowness on Lake Road passing the Craig Manor Hotel and Beresford Road is soon after on the left with Beresford's Restaurant on the corner. Barton House can be found on the left hand side after Beechwood Guest House.

Property Overview: Being the former owners accommodation to Beechwood Guest House now known as Barton House (Unit 'A') can either be used as:

- a) Short term holiday letting
- b) Main residence subject to the occupancy conditions

As you step inside the entrance hall, before heading upstairs, you enter the generously sized kitchen including wall and base units, gas hobs, Indesit double oven, space for fridge/freezer and dishwasher. From the kitchen there is bedroom 1 and a separate bathroom with WC and washbasin, perfect to use as separate living accommodation if necessary.

Moving to the first floor is the current living/kitchen area but could be changed to an additional bedroom if so desired. The living/kitchen area comprises of electric fire, wall and base units, Indesit oven and gas burner with extractor over. The first floor also houses bedroom 3 with a walk-in wardrobe and a separate family bathroom. Lastly the second floor has bedroom 2 with fell views and an additional cloakroom.

Outside the property is a useful patio area with outdoor store room and off road parking. Beechwood House the 'guest house' part of the property is available separately with full details on request for £745,000 and has planning permission for a guest house, holiday let and a main residence.

Accommodation: (with approximate measurement)

Entrance Hall

Kitchen 16' 9" x 10' 0" (5.11m x 3.05m)

Bedroom 1 12' 7" x 12' 1" (3.84m x 3.68m)

Bathroom

Outside Store 12' 3" x 7' 9" (3.73m x 2.36m)

Stairs to first floor

Proposed Bedroom 4 (Currently LivingRoom/Kitchen Area) 17' 7" x 16' 6" (5.36m x 5.03m)

Bedroom 3 15' 6" x 7' 2" (4.72m x 2.18m)

Store

Bathroom

Stairs to second floor

Bedroom 2 13' 10" x 13' 9" (4.22m x 4.19m)

Cloakroom/WC

Property Information:

Services: Mains gas, water and electricity.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band A.

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: ///imprints.manage.occupy

Notes: *Checked on <https://www.openreach.com/18th> December 2024 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bedroom 3



Cloakroom



Bathroom

Barton House, Beresford Road, Windermere

Approximate Area = 1161 sq ft / 107.8 sq m

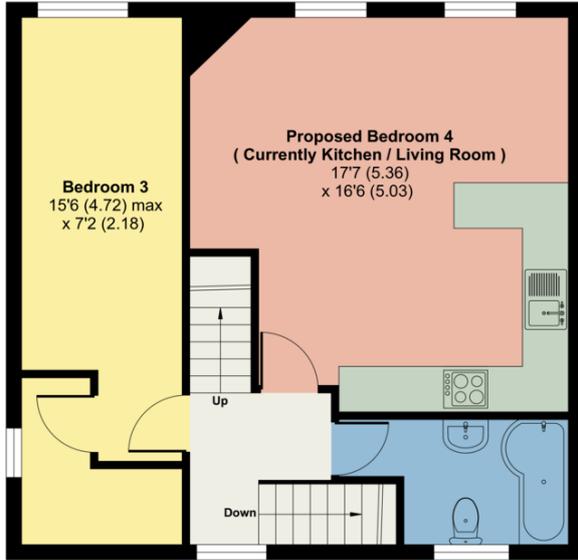
Limited Use Area(s) = 205 sq ft / 19 sq m

Outbuilding = 94 sq ft / 8.7 sq m

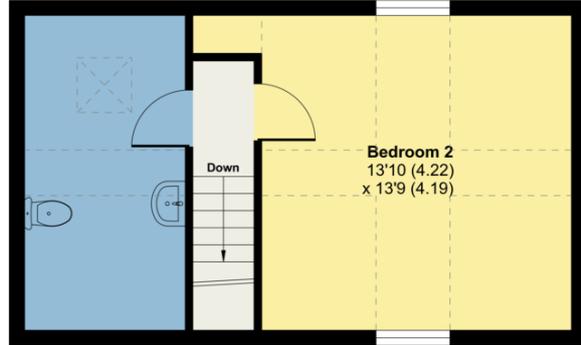
Total = 1460 sq ft / 135.5 sq m

For identification only - Not to scale

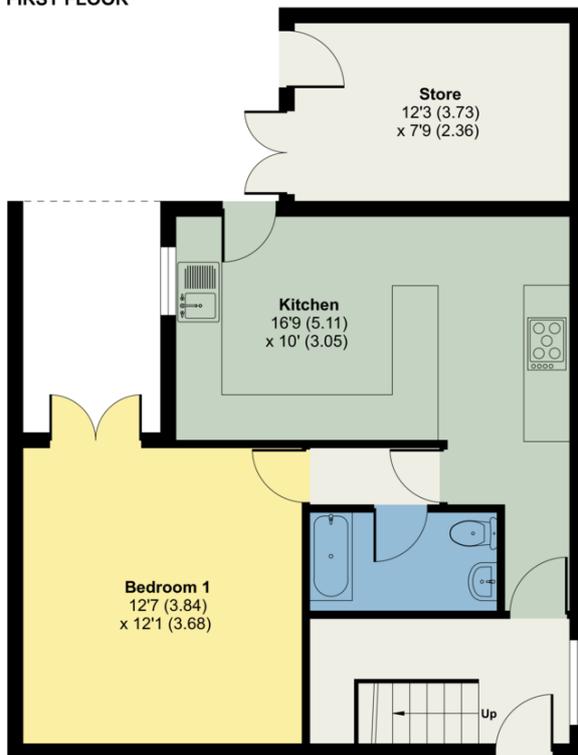
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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