



## Bank Road

£165,000

Stable Nest, 1 The Stables, Bank Road, Bowness-on-Windermere, LA23 2JW

Welcome to Stable nest, a delightful ground floor studio apartment offering an open plan living space and bathroom that blends modern convenience with historic charm. Run as a successful holiday let since the 90s with many repeat bookings. Certainly compact, yet perfectly positioned and the option for an investor to be up and running straight away!

### Quick Overview

- Ground floor studio apartment
- Conversion of former victorian stables
- Modern and appealing accommodation
- Contemporary bathroom
- Private location yet minutes from bars, restaurants and shops
- Successful holiday let investment
- Transport links nearby
- No onward chain!
- A ready made business opportunity
- Fibre Broadband Available



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Fibre  
Broadband  
Available



Allocated  
Parking

Property Reference: W6309





Bedroom Area



Bedroom area



Bedroom area



Bathroom

Converted from Victorian stables and located in a prime area, this property is just a stone's throw away from the local amenities of thriving Bowness-on-Windermere, making it an ideal choice for those seeking a successful holiday let with a successful track record.

Step inside this conversion with a communal access into an entrance hall where No 1 is accessed. Once inside you will discover a well lit living area. Although cosy, this room is designed to maximise the space and has a kitchenette, equipped with everything you could need including modern wall and base units, worksurface incorporating a stainless steel sink, 4 ring electric hob, undercounter oven, microwave and built in fridge. There is space for seating and double bed and beyond an inner hallway offering all important storage cupboard.

The property has a well-appointed bathroom, complete with a vanity wash basin, WC and bath with a new electric shower as part of a recent refurbishment. Partially tiled walls.

With its unbeatable location and charming features, this affordable property offers a unique business opportunity in the Heart of the beautiful Lake District. Don't miss your chance to make this delightful investment yours. Contact us today to arrange a viewing

#### Ground Floor Communal Entrance

Open plan living area: 13' 5" x 12' 10" (4.10m x 3.93m)

Inner Hallway

Bathroom

Outside

#### Property information:

**Services:** Mains water, drainage and electricity, Rointe WiFi controllable electric heating.

**Tenure:** Leasehold. Subject to the remainder of a 963 year of a 999 year lease dated the 1 December 1989. A copy of the lease is available for inspection at the office.

**Council Tax Band:** Exempt (holiday let)

**Location:** From Windermere village, continue down Lake Road to Bowness-On-Windermere. Take a right turn onto bank road, and follow it round to the Stables.

**What 3 Words and Directions** [///financial.spells.annoys](http://financial.spells.annoys)  
From Windermere village, continue down Lake Road to Bowness-On-Windermere. Take a right turn onto bank road, and follow it round to the Stables.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**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).

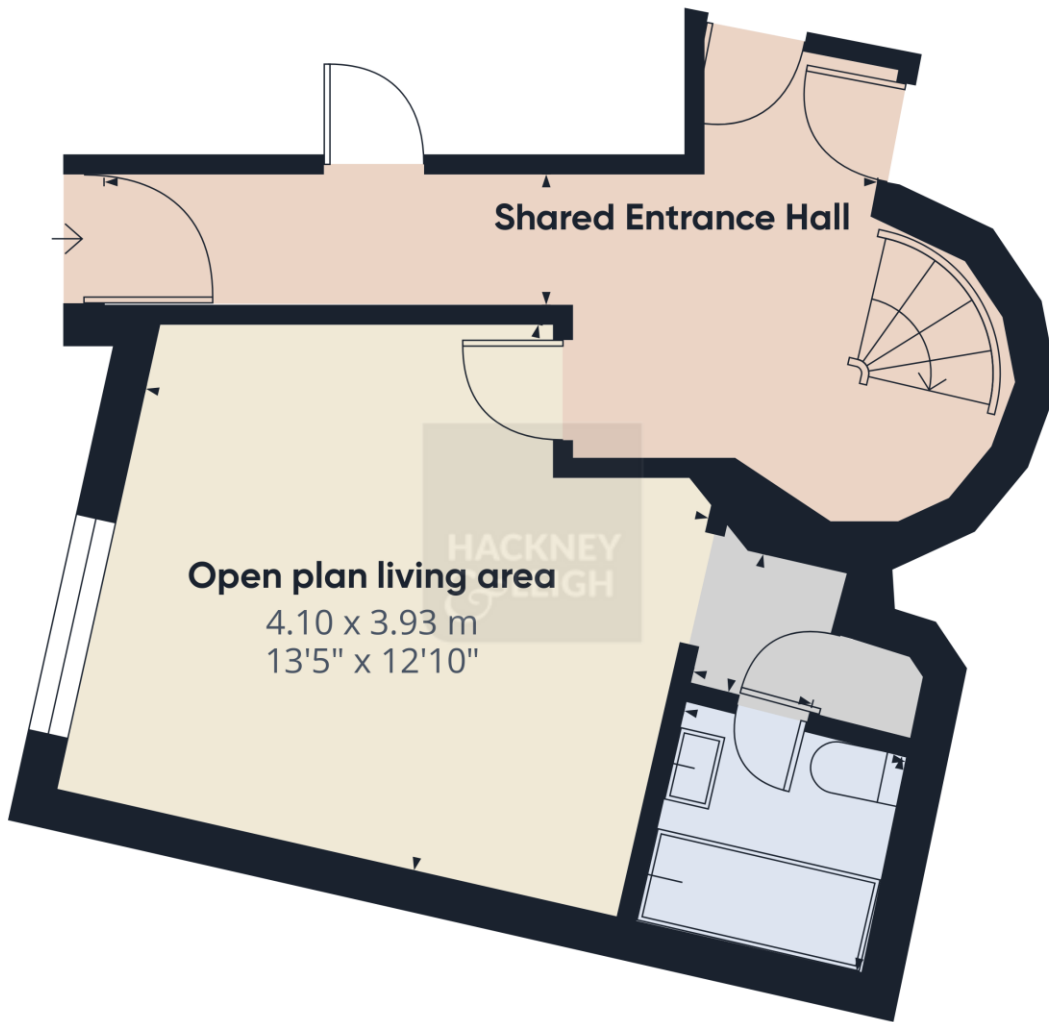




Kitchen Area



Open plan living area



**Approximate total area<sup>(1)</sup>**

18.7 m<sup>2</sup>  
201 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners:

*"We have enjoyed owning The Nest at The Stables in Bowness and running it as a successful 'hands off' holiday let for almost 15 years. As part of our long-term plan towards retirement, it is now time to offer the opportunity to another investor who would like a sought after bolt hole in a honey pot location. Claire & Marc"*

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. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/12/2025.