



Windermere

£995,000

The Bowering
6 Park Road
Windermere
Cumbria
LA23 2AW

An award winning complex of 4 self contained 5 star luxury holiday apartments, expertly renovated and extended with first class fittings, appointments and furnishings. Private parking and shared seating area overlooking the beck.

This development, situated in the heart of Windermere places emphasis on quality, providing 4 boutique apartments all with 3 bedrooms, 2 bath/shower rooms and furnished to a superior standard. The properties gross income was £56,125pa in the year 2015-2016 and has been as high as £75,000pa in 2014.

Property Ref: W5187

12

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4

B



Leven Kitchen



Front Elevation



Brathay Lounge

Description: The Bowering was completely renovated and extended in 2008/9 to provide four self contained boutique style apartments. Originally dating from 1900 the original building has been expertly redesigned to provide a quality product which includes replacement sliding sash double glazed window frames, independent gas central heating and fire safety installations, complete re-wiring, re-plumbing and each apartment individually interior designed and furnished.

All kitchens are bespoke designed by Stuart Frazer with German cabinets with Electrolux appliances comprising integrated infra red hob with extractor hood, oven, microwave, refrigerator, freezer, washer/dryer and dishwasher all built-in with contemporary tiling and contrasting work surfaces incorporating stainless steel sink units.

The bath/shower rooms comprise quality fitments with a mixture of Duravit tubs, tiled shower cubicles, vanity style wash basins and wet rooms complemented with feature stone tiling, underfloor heating, large wall mirrors and heated towel rails.

Floor coverings are of oak boarding, carpets and tiling as appropriate with electrical fittings comprising up/down lights, chrome plugs and switches with matching door furniture. There is a telephone entry system for ease of access, a paved barbecue/outside communal area and separate bin and bike stores.

The furnishings which are all included in the sale are in 'as new' condition including all settees, tables and chairs, beds, wardrobes, crockery, cutlery, kitchen accessories and blinds, carpets and curtains as fitted. Large Samsung flat screen televisions, CD/DVD players, I-pod docking stations and all modern day requirements for the 21st century are all included.



Rear Elevation

The Building had been holiday let from 2012 to 2016 as 4 very successful holiday letting units which did gross £55,000pa, and has been as high as £75,000pa in 2014. They were long term let from 2016 - 2018 with a gross income of £36,859. The current owner removed them from letting for private use, but they are set up ready to go again if required.

Location: Situated in the heart of Windermere, "The Bowering" is ideally placed for all visitors to the Lake District. Whether its the hustle and bustle of the Lakeland towns or the tranquil surroundings of the villages, you are right on the doorstep of this ideal holiday retreat.

Located within two minutes walk from the centre of Windermere, on Park Road almost opposite and overlooking Queens Park Recreation Ground.

The numerous restaurants, bars, pubs, supermarkets and cinema are all immediately available in addition to the beautiful scenery of the English Lake District.



Parking Area



Cunsey Kitchen Area



Leven Living Room



Leven Wetroom



Leven Hallway

Accommodation (with approximate measurements)

Leven - Lower Ground Floor Flat With level access at the rear. It has achieved a 'mobility 1' rating through the National accessibility scheme in the past.

Entrance Hall

With beautiful slate floor covering, painted natural stone wall.

Lounge

15' 10" x 10' 9" (4.83m x 3.28m)

A cosy room with feature stone fireplace, modern wall lights and oak flooring.

Dual aspect dining area with double opening French doors opening onto terrace. Open plan to:

Dining Kitchen

15' 0" x 9' 4" (4.57m x 2.84m)

Fitted with stylish contemporary base and walls units and excellent range of Zanussi appliances, washer/dryer, dishwasher, microwave, fridge & separate freezer and cooker. Cupboard housing Worcester combination gas boiler. Extractor fan, tiled floor.

Bedroom 1

15' 9" x 10' 11" (4.8m x 3.33m)

Oak flooring, built-in cupboard, Nuaire air flow system unit.



Leven Living Area

En-suite Shower Room

Luxury suite comprising shower cubicle, wash basin and WC. Attractive tiling to walls and floor, chrome heated ladder towel rail, illuminated wall mirror, extractor fan, inset spotlights.

Bedroom 2

16' 3" x 11' 11" (4.95m x 3.63m)

Large window with window seat, oak flooring.

Bedroom 3

11' 10" x 8' 10" (3.61m x 2.69m)

Oak flooring.

Wet Room

Luxuriously appointed room having shower area with feature stone tiling, vanity style wash basin and WC. Illuminated wall mirror, extractor fan, chrome heated ladder towel rail, tall medicine cabinet and tiled floor with underfloor heating.



Leven Kitchen



Leven Kitchen



Brathay Lounge



Brathay Kitchen



Brathay Kitchen

Brathay - Ground Floor Flat

Entrance Hall

Lounge

17' 6" x 10' 10" (5.33m x 3.3m)

With wall mounted contemporary gas fire, up/down lights, oak flooring.

Kitchen/Diner

13' 8 (into bay)" x 9' 4" (4.17m x 2.84m)

Stylish contemporary base and wall units and excellent range of Electrolux appliances. Double doors opening onto south west facing Juliet balcony.

Bedroom 1

15' 10" x 9' 1" (4.83m x 2.77m)

Oak flooring.

En-suite Shower Room

Luxury suite with contrasting tiling. Shower cubicle, vanity style wash basin, WC, illuminated wall mirror, chrome heated towel rail and extractor fan.



Brathay Bathroom

Bedroom 2

14' 0" x 11' 9" (4.27m x 3.58m)

Feature bay window, oak flooring, wall lights.

Bedroom 3

11' 9" x 8' 10" (3.58m x 2.69m)

Feature painted stone exposed stone wall, wall lights.

Bathroom

With large Duraint bath tub with standing shower area and glass screen. WC, vanity unit, heated towel rail, tall medicine cabinet and splash backstyle mirror. Electric underfloor heating. Cupboard containing Ravenheat gas central heating boiler.

Staircase from entrance hall leads to:



Brathay Bedroom 2



Brathay Bedroom 3



Rothay Lounge



Rothay Bedroom 1



Rothay Bathroom

Rothay - First Floor Flat

Split Level Entrance Hall Leading to:

Lounge

15' 10" x 11' 9" (4.83m x 3.58m)

With wall mounted contemporary gas fire with marble hearth beneath. Up/down lights, oak flooring.

Kitchen/Diner

13' 8" x 9' 4" (4.17m x 2.84m)

Stylish contemporary base and wall units and excellent range of Electrolux appliances. Double doors opening onto south west facing Juliet balcony. South facing window with view towards Queens Park and School Knott.

Bedroom 1

14' 8" x 9' 1" (4.47m x 2.77m)

Oak flooring.

En-suite Shower Room

Luxury suite with contrasting tiling. Shower cubicle, vanity style wash basin, WC, illuminated wall mirror, towel rail.



Rothay Kitchen

Bedroom 2

15' 10" x 11' 3" (4.83m x 3.43m)

A good sized second bedroom with deep built-in cupboard.

Bedroom 3

11' 9" x 9' 0" (3.58m x 2.74m)

With cast iron framed bed and exposed stone wall.

Bathroom

With large Duraint bath tub with standing shower area and glass screen. WC, vanity unit, heated towel rail, tall medicine cabinet and splash back style mirror. Electric underfloor heating. Cupboard containing Ravenheat gas central heating boiler.

Cunsey - Second Floor Penthouse Flat

Entrance Hall

With exposed roof trusses.

Lounge

15' 11" x 10' 10" (4.85m x 3.3m)

With wall mounted contemporary gas fire with stone plinth above, up/down lights, oak flooring.



Rothay Bedroom 2



Rothay Bedroom 3



Cunsey Lounge



Cunsey Bedroom 2



Cunsey Hall

Open Plan Kitchen

14' 2" x 9' 3" (4.32m x 2.82m)

With woodblock breakfast bar. Velux style roof light, double doors opening to Juliet balcony. Stylish contemporary base and wall units and excellent range of Electrolux appliances including hob, oven, dishwasher, fridge and freezer. Lamintae worktops and stainless steel inset sink.

Bedroom 1

15' 10" x 9' 6" (4.83m x 2.9m)

Window with pleasant views over Claife Heights.

En-suite Wet Room

Luxuriously appointed room having shower area with feature stone tiling, vanity unit with wash basin and WC. Illuminated wall mirror, extractor fan and heated towel rail.

Bedroom 2

15' 10" x 11' 8" (4.83m x 3.56m)

Exposed beams, oak flooring, tasteful up/down lighters.

Bedroom 3

12' 0" x 9' 0" (3.66m x 2.74m)

With painted natural stone wall.

Luxury Bathroom

With three piece suite comprising bath, WC and vanity unit with wash basin. Large illuminated mirror, medicine cabinet, tiled floor and walls. Electric under floor heating.



Cunsey Kitchen Area

Outside:

There is an enclosed communal garden/barbecue area attractively landscaped with paving, decking and planted borders. Communal bike store and communal bin store for use of holidaymakers. Dedicated parking space for each apartment.

Services:

Mains water, drainage, gas and electricity.

Business Rates:

Rateable value of £21,500 with an amount payable of £10,298.

Tenure:

Freehold

Energy Performance Certificate:

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

Viewings:

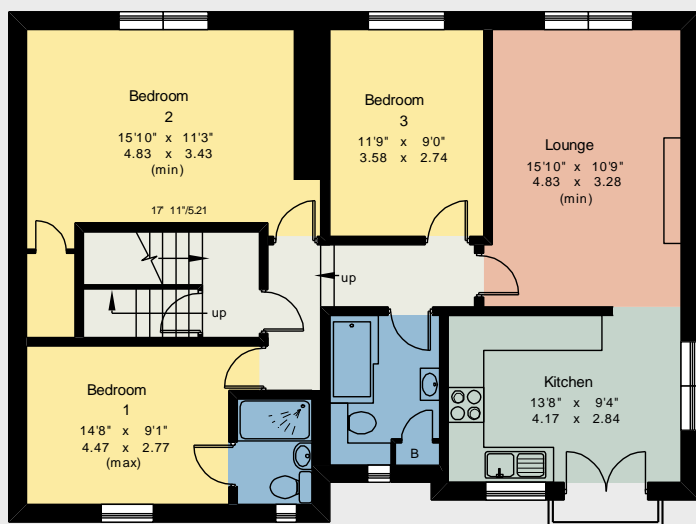
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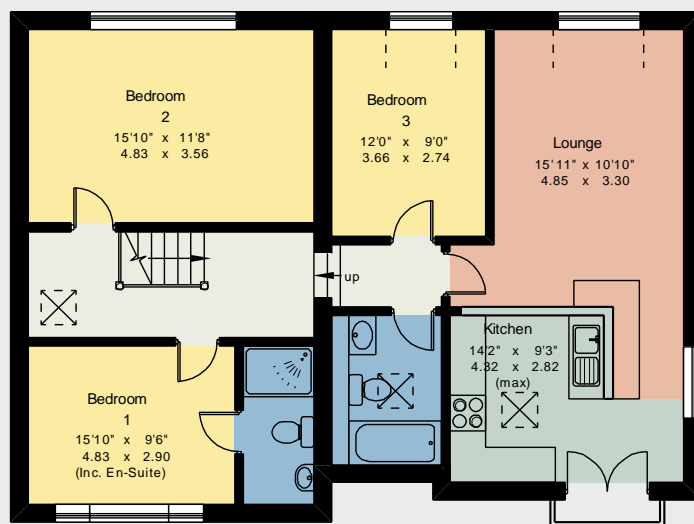
Cunsey Bedroom 3



Cunsey Lounge



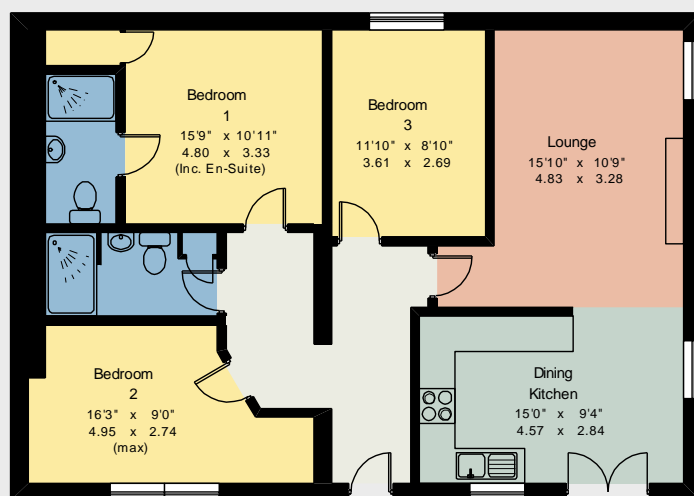
First Floor - Rothay



Second Floor - Cunsey



Ground Floor - Brathay



Lower Ground Floor - Leven

Approx Gross Floor Area = 3894 Sq. Feet
= 360.97 Sq. Metres
For illustrative purposes only. Not to scale.

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