



Windermere

£450,000

Adam Place Guest House
1 Park Avenue
Windermere
Cumbria
LA23 2AR

A substantial traditional Lakeland stone and slate end of terrace property close to all the amenities of Windermere, currently being run as a successful B & B. Comprising 5 letting bedrooms (all en-suite) and 2 bedroomed owners accommodation is beautifully presented with 1 off road parking space for the owners car.

Property Ref: W5584





Kitchen



Kitchen

Description: Adam Place Guest House is a well presented end of terrace semi-detached Lakeland stone and slate built property currently being run as a B & B. The property is close to all the amenities of Windermere village which include a variety of restaurants, bars and shops. The property comprises 5 letting bedrooms and 2 bedroomed owners accommodation and benefits from off road parking and outbuildings as well as gas fired central heating from a newly fitted Worcester combination boiler.

Location: Convenient for Windermere village centre and all local amenities. Proceed down Crescent Road out of Windermere village centre and take the turning second left (opposite our Windermere sales office) into Ellerthwaite Road, Adam Place Guest House can be found on the corner of Ellerthwaite Road, Park Avenue and Woodland Road Junction.

Ground Floor

Entrance Hallway Access to ground floor rooms and stairs to first floor.

Owners Living Room

15' 6" into bay x 13' 4" max (4.72m x 4.06m) Sliding doors separating the dining room and living room giving the possible to open both rooms to each other, bay window.



Owners Bedroom 2

For a Viewing Call 015394 44461



Residents Dining Room

Residents Dining Room

12' x 11' 10" (3.66m x 3.61m) Sash window, built in storage.

Kitchen

11' 3" max x 10' (3.43m x 3.05m) Built in wall and base units, inset stainless steel sink, tiled floor, part tiled walls, Worcester combination gas fired boiler (installed April 2020), dishwasher, space for washing machine, electric oven, space for fridge freezer, cooker hood, gas hob, access to rear of the house and outbuildings as well as private parking space and access to the lower ground floor owners accommodation.

Lower Ground Floor Owners Accommodation

Shower Room Wash basin, WC, shower cubicle with power shower.

Owners Bedroom 1

11' 2" x 11' (3.4m x 3.35m) Side door giving access to exterior steps.

Owners Bedroom 2

12' 3" into bay x 11' 6" (3.73m x 3.51m) Built in wardrobes containing fuse box, fire alarm controls, gas meter and Saniflow switch.

Hallway Built in storage



Owners Living Room



Owners Shower Room



Great Gable



Skiddaw



Scafell Pike

First Floor

Letting Bedroom 1 (Skiddaw)

10' x 9' 2" (3.05m x 2.79m) Inc en-suite With En-suite shower room

Letting Bedroom 2 (Blencathra)

12' 1" x 9' 6" (3.68m x 2.9m) Inc en-suite With En-suite shower room.

Letting Bedroom 3 (Great Gable)

12' 6" x 10' 3" (3.81m x 3.12m) Inc en-suite Family room with En-Suite shower room and 2 separated sleeping areas within the room.

Second Floor

Letting Bedroom 4 (Scafell Pike)

16' 3" x 12' 2" (4.95m x 3.71m) Inc en-suite With En-suite shower room.

Letting Bedroom 5 (Helvellyn)

13' 8 max" x 9' 8" (4.17m x 2.95m) Inc en-suite With En-suite shower room.

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Great Gable



Blencathra



Helvellyn



En-suite to Helvellyn



En-suite to Scafell Pike

Outside:

Stone Store

5' 3" x 2' 7" (1.6m x 0.79m)

Former Garage

15' 8" x 9' 0" (4.78m x 2.74m) with power and light including a chest freezer. Private parking for one car and side seating area.

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

Council Tax: South Lakeland District Council - Band B

Business Rates: South Lakeland District Council, rateable value of £7,700.00 with the amount payable of £3,880.80 for 2020/2021. Small business rates may apply depending on the business owner's circumstances.

Tenure: Freehold

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.

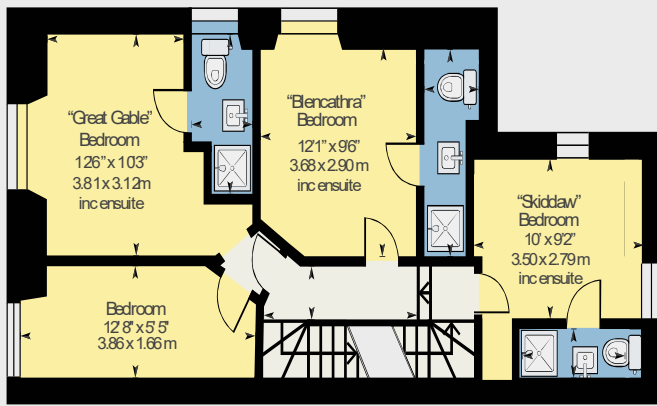
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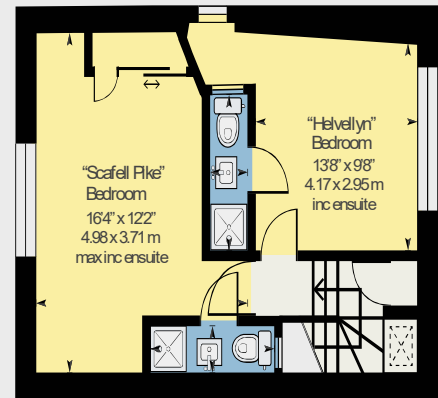
Owners Bedroom 1



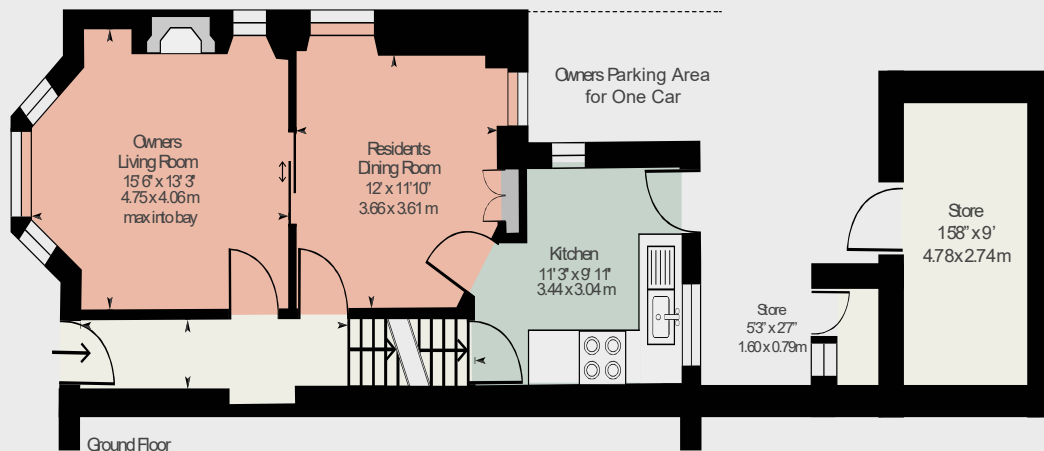
Front Elevation



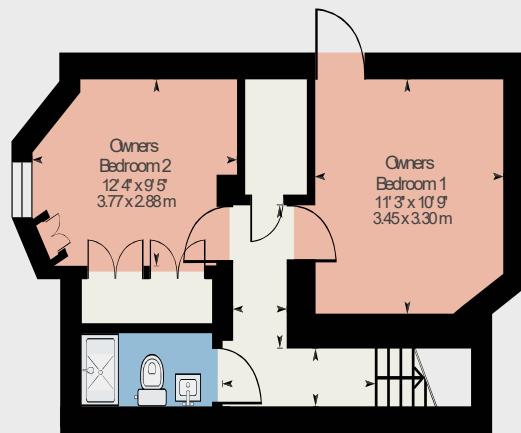
First Floor



Second Floor



Ground Floor



Lower Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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