



Hawksmoor Guest House

Ref: 5646711

Lake Road, Windermere, LA23 2EQ

Freehold: £1,500,000

Outstanding tourist hotspot guest house

12 luxuriously appointed en suite bedrooms

Dining room: 20-22 & guest conservatory

Spacious 4 bed, 3 bath owner's accommodation

Ample guest parking & outdoor seating

Private gardens. Site area: 0.331 acres. Energy Rating C



A deceptively spacious semi-detached freehold of colour rendered stone elevations beneath a predominantly multi-pitched tiled roofline, with guest accommodation over the upper floors and private owner's accommodation over the ground and lower ground floor levels.

The Hawksmoor offers ample, and secure private parking with guest outdoor seating area and lawns.



Location

Prominently located in an elevated position upon Lake Road, being within walking distance of both Bowness and Windermere.

Internal Details

Entrance porch to:

Reception

Conservatory/guest seating area with tiled floor, and two velux windows

Dining/breakfast room (20-22), free-standing tables & chairs, carpeted flooring, feature aquarium (available by separate negotiation)

Ancillary Areas:

Situated to the ground floor; guest wc, trade kitchen, food preparation area, private owner's breakfast room with patio doors to private balcony



Letting Accommodation

Guest bedrooms, 12 luxuriously appointed and modern bedrooms over the ground, first and second floors, all with flat screen tv, dvd player, WiFi, tea/coffee making facilities, wine glasses & bottle opener, hairdryer, and fitted wardrobes. All bedrooms are fully en suite with underfloor heating to the bathrooms.

Current configuration:

Ground Floor

- Room 11 - luxury four poster with en suite bath & separate shower
- Room 6 - double room with king size bed, en suite wet room
- Room 7 - super king double, or twin with en suite shower cubicle & private balcony
- Room 8 - family room with double & single beds, en suite bath with separate shower

First Floor

- Room 1 - king size bedroom with en suite 'p' shaped bath with shower over
- Room 2 - king size bed with en suite shower
- Room 9 - standard double with en suite bath
- Room 10 - superior super king double with en suite bath with shower over
- Room 12 - superior super king double with en suite bath with shower over, and balcony
- Room 14 - luxury double with en suite bath with separate shower, and balcony

Second Floor/Roof Void

- Room 4 - king size bedroom with king size bed, sitting area, en suite shower
- Room 5 - double room with king size bed, window seat, en suite shower



External Details

The property has the advantage of secure off-road private parking, lawned gardens to the front and guest patio area to the rear. The owner's accommodation enjoys a private balcony and barbecue area, and lawned terrace seating area.



Owner's Accommodation

Privately accessed, well-appointed owner's accommodation over the lower ground floor comprising; lounge with double glazed doors to the balcony, master bedroom with fitted wardrobes and en suite shower room, 2 further bedrooms, family bathroom, boiler room and utility room.

Turning flight staircase with office area at the half landing, with velux window. Additional fourth bedroom with en suite shower.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



The Opportunity

The business has been run by the current owner operators for a number of years, during which time the business has established itself as one of the most highly regarded guest houses within the area.

TripAdvisor Certificate of Excellence, Cumbria Business & Environment Network Gold Environmental Award.

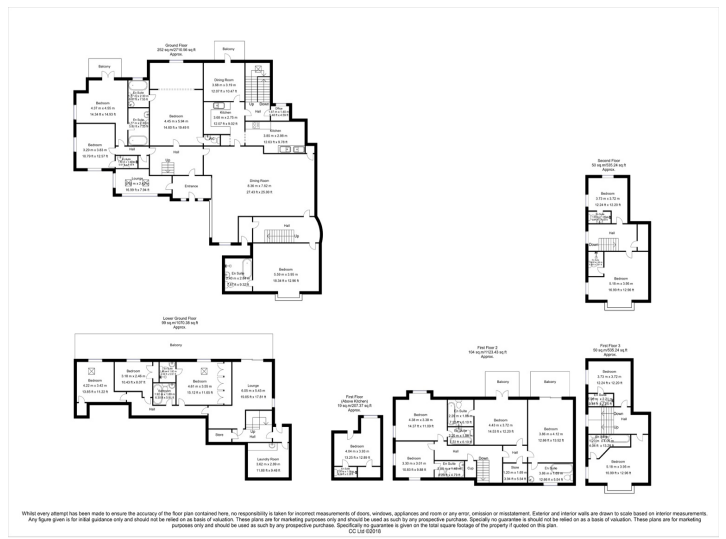
For details on individual tariffs and offers, please see the business' dedicated website [Hawksmoor Guest House](#)

Trading Information

Available post-viewing.

Business Rates

The Rateable Value is £20,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



While every attempt has been made to ensure the accuracy of the floor plan contained herein, no responsibility is taken for incorrect measurements of doors, windows, appliances and items in any area, calculation or consideration. Errors and omissions with this plan is made based on current requirements. Any figure given is for indication only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should not be used as such by any prospective purchaser. Specialist surveyors should be consulted for a full valuation. These plans are for marketing purposes only and should not be used as such for any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property's extent on this plan. CC Lic 02010

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



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