



Lonsdale House

Ref: 5646694

Lake Road, Windermere, Cumbria, LA23 2JJ

Freehold: Offers in excess of £1,100,000

Luxury Windermere hotspot holiday let/B&B

10 ensuite bedrooms, 1 bed flat, 1 bed cottage

Modernised kitchen, dining room, lounge & bar

Walking distance of both Bowness & Windermere

Hybrid guest house or holiday let use

Private parking for 10 vehicles. Energy Rating B



A four storey double fronted terrace property of colour rendered brick elevations with the advantage of lower ground floor accommodation, with private parking to front and rear.

Constructed in 1851, originally as a gentleman's residence. Lonsdale House was first traded as a hotel in 1932 and retains a number of period style features throughout the property.

The property and business are being offered for sale due to retirement. Following the recent pandemic, the owners closed and comprehensively refurbished the accommodation upgrading all bedrooms, dining areas, along with a new fitted kitchen. The property now has hybrid consent for sole use as a luxury holiday let, or alternatively a B&B guest house.

Internal Details

The property currently offers guest and ancillary accommodation across four storeys and comprises 10 luxuriously appointed en suite bedrooms, with complimentary toiletries, towels, flat screen TV, dvd player, hairdryer and tea & coffee facilities, a one bed flat on the top floor and a one bedroom independently accessed cottage.

Currently configured as follows:

Ground Floor

Entrance hall
Bedroom 1 - family room with double and two single beds
Bedroom 2 - double room with four poster bed
Bedroom 3 - double room with four poster bed
Bedroom 4 - family room with double and single bed

First Floor

Landing
Bedroom 5 - family room with four poster double and single bed
Bedroom 6 - double room with four poster bed
Bedroom 7 - family room with four poster and two single beds
Bedroom 8 - family room with four poster double and single bed

Second Floor

Landing
Bedroom 9 - double room with four poster bed
Bedroom 10 - family room with four poster and two single beds

Lower Ground Floor

Guest lounge with feature fireplace, a combination of sofas, chairs and soft furnishings. Providing access to the rear car park.
Bar area with corner mounted bar servery and high stools.
Dining/breakfast room with free standing tables and chairs.

To the rear of the main property is an independently accessed one bed cottage with en suite.

Ancillary Areas

Trade kitchen with food preparation and wash areas, adjacent storage, office, boiler room, ladies & gents toilets.

Attic Room

Within the roof void comprising two rooms with velux roof lights and bathroom (ideal one bed manager's accommodation).



Location

Conveniently situated upon Lake Road (A5074) within walking distance of the many restaurants and attractions within Bowness and Lake Windermere.

External Details

Three private parking spaces to the front elevation with a further seven to the rear.

The Opportunity

The business has been owned and operated by our clients for the last 14 years and has successfully traded as a First Class bed and breakfast until January 2022. The business has subsequently reopened following a major refurbishment and has hybrid planning for C1 and C2 as a luxuriously holiday let and bed & breakfast.

For details on rooms and tariffs, please see the business' dedicated website www.lonsdalehouse.co.uk







Staff

The business is operated by our clients.

Business Rates

The Rateable Value is £15,750 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Trading Information

Trading information can be made available to interested parties upon request.

Regulatory

Premises licence.

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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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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