



# Cedar Manor Hotel

Ref: 5646745

Ambleside Road, Windermere, LA23 1AX

Freehold: £2,000,000

Multi-award winning boutique hotel

10 luxurious guest rooms & suites

Privately accessed Coach House Suite

Lounge, bar & dining restaurant

Self-contained 2/3 bed owner's accommodation

Secluded walled gardens. Within minutes of Windermere. Energy Rating C



A mid-19th Century Victorian country house of Cumbrian stone elevations beneath a traditional multi-pitched roof line, Cedar Manor has been thoughtfully extended over the years to incorporate additional guest rooms and the duplex luxury Coach House Suite, along with lower ground floor owners accommodation. The property has the advantage of a south facing secluded walled garden with ample private parking.



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### Location

Ideally located on Ambleside Road, Windermere. Just a few minutes walk to the village centre and Windermere railway station. 12 minutes walk to the Lake from the property along a lovely path. 30 minutes drive from the M6, Junction 36.

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### Internal Details

Entrance porch to entrance hall.

**Reception/welcome lounge** (10), with recessed designer fireplace.

Decorative ceiling coving, fixed and free-standing seating, bespoke light feature. Recessed display cabinets and window seat.

**Lounge & Bar** (16), split level through lounge/bar with feature cast iron fireplace, ceiling coving, free-standing sofas and chairs, feature bar servery to the far wall, a large glazed window overlooking the gardens.

**Dining restaurant** (24), dual aspect room with feature fireplace, decorative ceiling coving, crisp linen topped tables, and high-backed seating.

Ancillary areas include a comprehensively equipped trade kitchen with food preparation areas, fridge & freezer room, dry goods store, and boiler room.



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## External Details

Award winning and secluded gardens, alpine garden to the rear. Lawns and patio seating areas. A resin driveway with clearly defined guest parking bays. Electric car charging, bicycle store. Grounds dominated by the magnificent Cedar Tree.

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## 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.



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## Letting Accommodation

### Main building:

10 luxuriously appointed guest rooms and suites, each offering individually designed hand crafted furniture, all featuring state of the art en suite bathrooms, flat screen tv's, tea & coffee facilities, hairdryers, Wi-Fi, gowns and blue tooth radios.

### Orrest Head Suite

Sitting room, super king bed, en suite with spa bath and walk-in shower

### Bowness Junior Suite

Super king or twin beds, en suite with spa bath and walk-in shower and window seat

### Wansfell Room

King size four poster finial bed, en suite with spa bath and rain shower. Fell views

### Cringle Crag Room

King size four poster finial bed, en suite bath with shower over. Fell views

### Coniston Room

King size bed, dressing room, en suite bath with shower over. Fell views

### Windermere Room

Super king four poster bed, en suite bath with shower over

### Miller Ground Room

Super king double or twin beds, window seat, en suite bath with shower over

### Langdale Room

Dual look aspect with king size canopied bed, en suite spa bath with handheld shower. Fell views

### Claife Heights Room

Double canopied bed, en suite power shower

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## Annexe

### Coach House Suite

Luxurious two storey self-contained suite with private parking and patio, available as both a duplex or junior suite.

Ground floor: seating area, super king size bedroom with large bathroom with double spa air bath, double wash-basins, and double wet room shower area.

First floor: spacious open-plan lounge and dining room, self-contained kitchenette, gas fireplace, shower room with WC, Juliet balcony and views.



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### The Opportunity

Having owned Cedar Manor for the past 17 years, our clients are looking to pursue other business interests. Under their stewardship Cedar Manor has been tastefully renovated and transformed with an exhaustive and extensive list of improvements to include; a new roof, wiring, plumbing, redesigning and decorating, landscaping including the patios, driveway and parking, ultimately providing some of the most sumptuous guest accommodation in the Lake District National Park.

For further details outlining both award winning 5 Star service and accommodation, please see the business' dedicated website [Cedar Manor Hotel](#)

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### Trading Information

Trading information will be made available upon request.





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### Owner's Accommodation

Comprising good sized lounge, kitchen, two bedrooms, office (can be used as a third bedroom), bathroom with separate shower, bath, basin, WC, Private patio with seating, ample storage, store rooms, utility room.

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### Business Rates

The Rateable Value is £27,500 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

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### 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



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