



Lonsdale House

- 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

Lake Road, Windermere, Cumbria, LA23 2JJ

Freehold: Offers Invited £935,000

Ref: 5646694

LOCATION

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

DESCRIPTION

Lonsdale House is a double fronted, four storey, property located in the popular Lake District destination of Bowness-On-Windermere just a moments' walk away from the shops, bars and restaurants and five minutes' walk to Lake Windermere.

Built in 1851, this period residence has recently been fully refurbished by the owners who now wish to retire.

The property has hybrid consent for sole use as a luxury holiday let or alternatively as a luxury boutique B&B guest house.

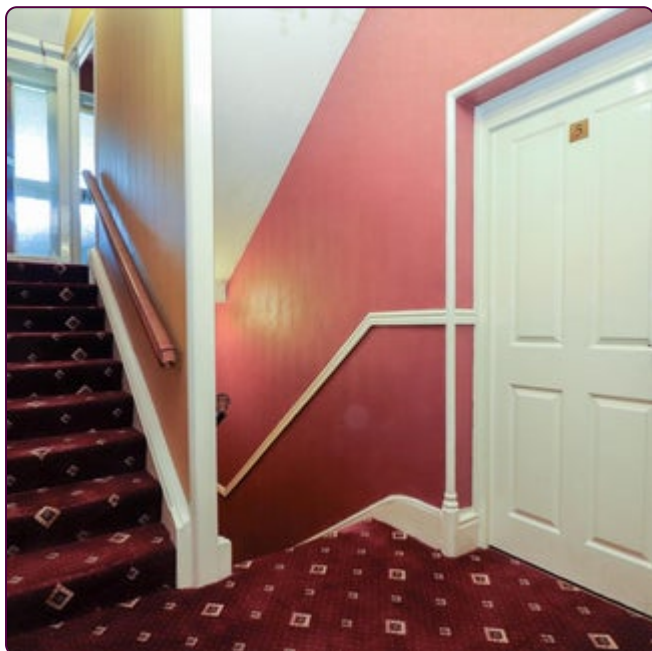
INTERNAL DETAILS

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 and coffee facilities, a one bed flat on the top floor and a one bedroom independently accessed cottage.

Ancillary Areas

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





GROUND FLOOR

- Vestibule and 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

OTHER FLOORS

First Floor

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

Second Floor

- Landing
- Room 9 - double room with four poster bed
- Room 10 - family room with four poster & two single beds

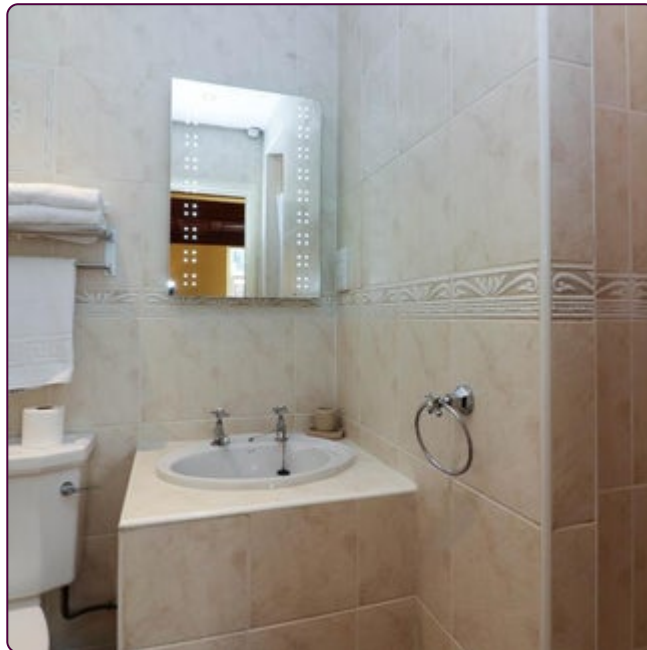
Lower Ground Floor

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

Attic Room

- Two rooms with Velux roof lights & bathroom (ideal one bed manager's accommodation).





LONSDALE HOUSE COTTAGE (KEEPERS COTTAGE)

To the rear of Lonsdale House is an independently accessed sleep two cottage currently configured as follows:

Ground Floor

- Living Room
- Kitchen with dining area

First Floor

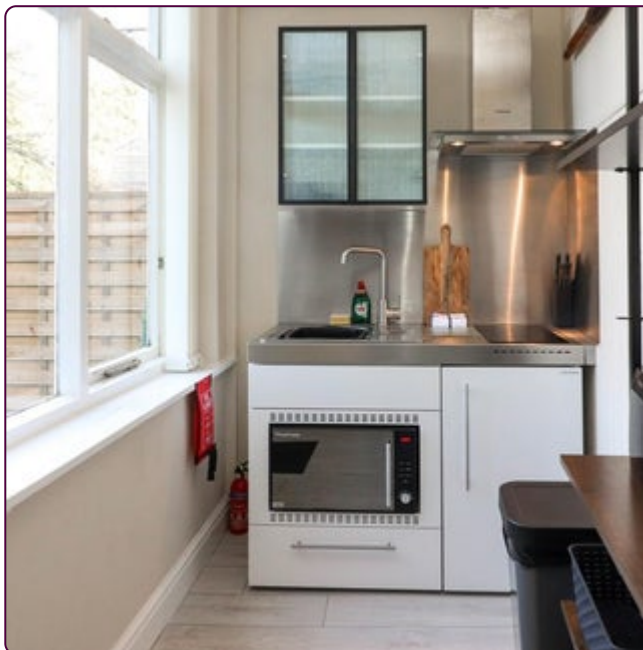
- Bedroom 1 – double bedroom
- Shower room with walk in shower

EXTERNAL DETAILS

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

STAFF

The business is operated by our clients.





TRADING INFORMATION

Historic trading Y/E May 2021 turnover circa £175,000 (B&B guest house use). Trading information can be made available to interested parties upon request.

THE OPPORTUNITY

The business has been owned and operated by our clients since 2008 and traded successfully, due to its prominent trading position as a quality, boutique bed & breakfast guest house until January 2022. The owners then completed a full refurbishment of the property upgrading all the bedrooms, public areas and new kitchen. In addition, hybrid planning for C1 or C3 use, as a luxury holiday let and bed and breakfast. Since the refurbishment, due to family circumstance, the owners have chosen not to operate the property to its full potential and operate part of the property successfully as a sleep eight holiday let and the cottage as a sleep two holiday let.

The new owners will be able to quickly and easily re-open the B&B operation with no in going capital expenditure and will quickly be able to re-establish excellent trading performance (website live and optimised), or alternatively, the new owners may choose to continue to holiday let the whole or part of the property.

www.lonsdalehouse.co.uk

www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Bowness-On-Windermere/Lonsdale-House-1083699.html

<https://www.booking.com/hotel/gb/keepers-cottage-bowness-on-windermere.en-gb.html>

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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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