



## Windermere

**£665,000**

Laurel Cottage, 8 Park Road, Windermere, LA23 2BJ

A substantial 8 bedroomed (5 en-suite) Victorian Lakeland property offered over 4 floors set in a fantastic location just on the outskirts of Windermere Village, yet within level walking distance of all the useful amenities the village has to offer.

Currently set up as a guest house but now having the benefit of planning permission for change of use to a residential dwelling (please ask for more information).

### Quick Overview

- 8 Bedroomed Victorian house
- 2 Reception rooms and 7 bathrooms
- Fabulous central, yet peaceful location
- Gardens, patio seating areas and summer house
- An ideal family home or holiday let (with conditions)
- Close to Windermere village
- In good modern order
- Planning permission for change of use from Guest House to residential has been approved
- On road parking
- \*Superfast broadband speed of 80Mbps available



8



7



2



Superfast  
Broadband



On Road  
Parking

Property Reference: W5894



Sitting Room



Dining Room



Garden



Stream

**Description:** Now available with change of use from Guest House to residential use this 8 bedroomed semi detached Victorian property is ready for the new owners to reconfigure and enjoy or alternatively utilise the property as a holiday let (conditions apply). The accommodation is arranged over 4 floors and consists of dining room, sitting room, kitchen, utility and WC plus 1 bedroom to the ground floor and 2 further bedrooms and shower room to the lower ground floor. The additional 5 bedrooms (all en-suite) are located over the first and second floors and are in good, modern order with pleasant views of Queens Recreational Park.

**Location:** A short walk from Lake Windermere and both Windermere and Bowness Villages!

From our offices in Ellerthwaite Square head towards the village centre, bearing right on to Broad Street just before the start of the one way system. At the end of Broad Street turn right onto Woodland Road then first left onto Park Road, and Laurel Cottage is a short way along on the right.

Queens Park recreational ground is just past the property. With a little over 10.5 acres it has a child's play area, skate park and football pitch/cricket pitch depending upon the time of year.

**Accommodation (with approximate measurements)**

Entrance Porch

Entrance Hall

Dining Room 17' 11" into bay x 12' 7" (5.46m x 3.84m)

Bedroom 14' 4" x 11' (4.37m x 3.35m)

Sitting Room 14' 11" max x 11' 1" (4.55m x 3.38m)

Kitchen 13' 7" x 10' 10" (4.14m x 3.3m)

Utility

WC

Stairs down to:

Bedroom 2 14' 2" x 10' 8" (4.32m x 3.25m)

Bedroom 3 12' 5" x 11' 2" (3.78m x 3.4m)

Shower Room

Stairs to First Floor

Bedroom 4 14' 6" x 10' 8" (4.42m x 3.25m) including en-suite En-Suite shower room.

**Bedroom 5** 14' 4" x 11' (4.37m x 3.35m) including en-suite  
En-Suite shower room.

### House Bathroom

**Bedroom 6** 17' 4" x 14' 1" (5.28m x 4.29m) including en-  
suite En-Suite shower room.

### Stairs to Second Floor

**Bedroom 7** 18' 1" x 11' 2" (5.51m x 3.4m) including en-suite  
En-Suite shower room.

**Bedroom 8** 16' 10" x 9' 9" (5.13m x 2.97m) including en-  
suite En-Suite shower room.

### Property Information:

**Tenure** Freehold.

**Services** Mains gas, water, drainage and electricity.

**Council Tax/ Business Rates** To be confirmed with South  
Lakeland District Council.

**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.

### What3Words

<https://what3words.com/playing.news.finishers>



Bedroom 1



Bedroom 5



Bedroom 6



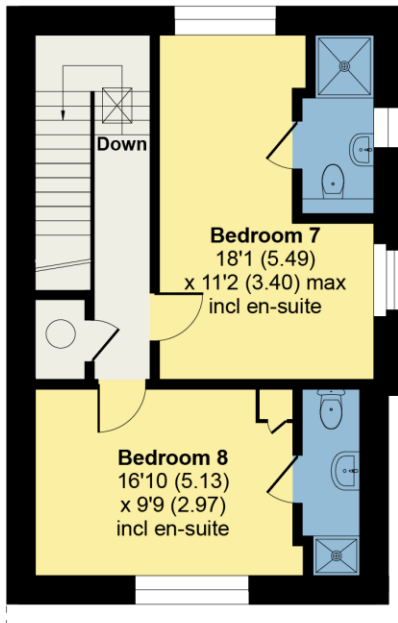
Bedroom 8



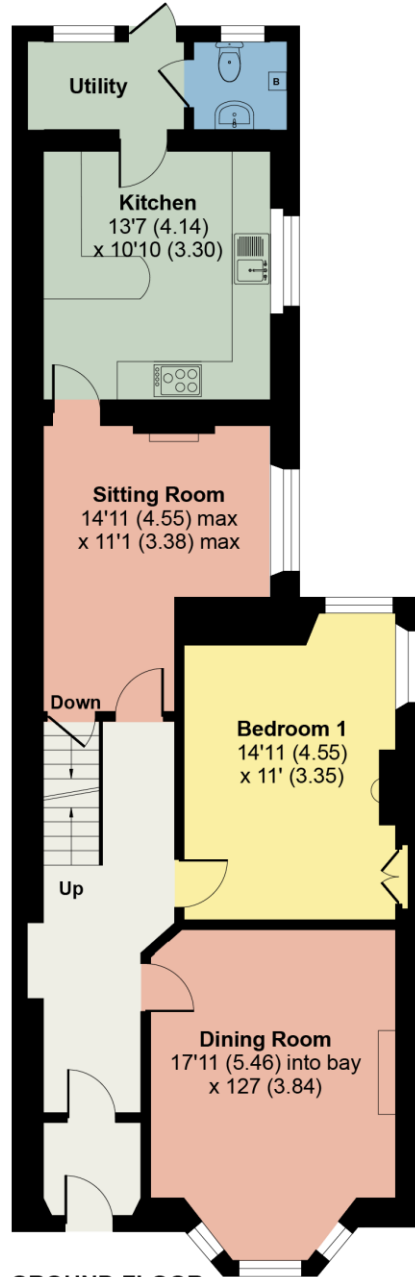
# 8 Park Road, Windermere, LA23

Approximate Area = 2714 sq ft / 252.1 sq m

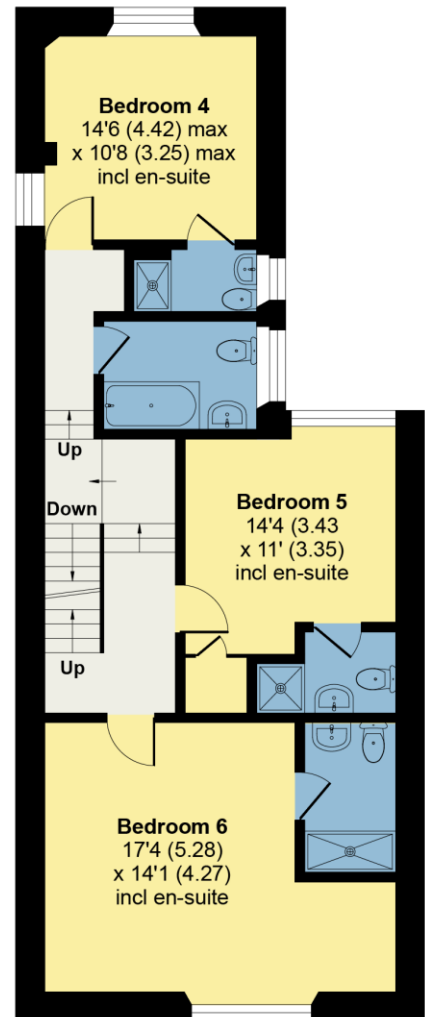
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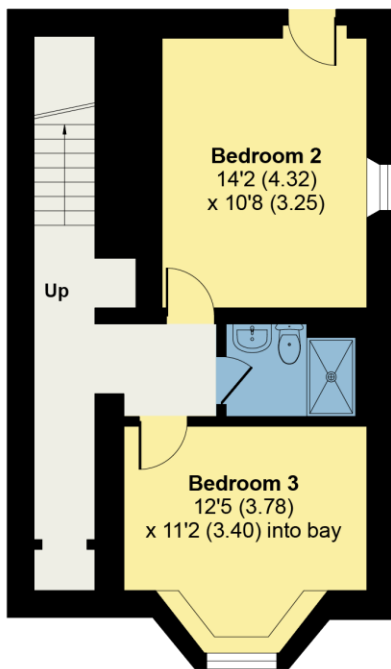
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

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