



Windermere

£615,000

Thornleigh Guest House, Thornbarrow Road, Windermere, LA23 2EW

A recently renovated substantial 4 storey Lakeland semi detached freehold property currently trading as a guest house with 6 en-suite letting rooms and 1 bedroomed flat to be offered as a going concern. Beautifully decorated with modern fixtures and fittings and close to all the amenities of the villages of Windermere and Bowness with the added advantage of off road parking.

Quick Overview

6 letting bedroomed Lakeland semi-detached house

1 bedroomed flat

Convenient location

Rear garden

Offered as a going concern and no chain

Close to schools and amenities

In good decorative order

Recently extensively renovated

Off road parking

*Superfast broadband of 80Mbps available



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Superfast
Broadband



Off Road
Parking

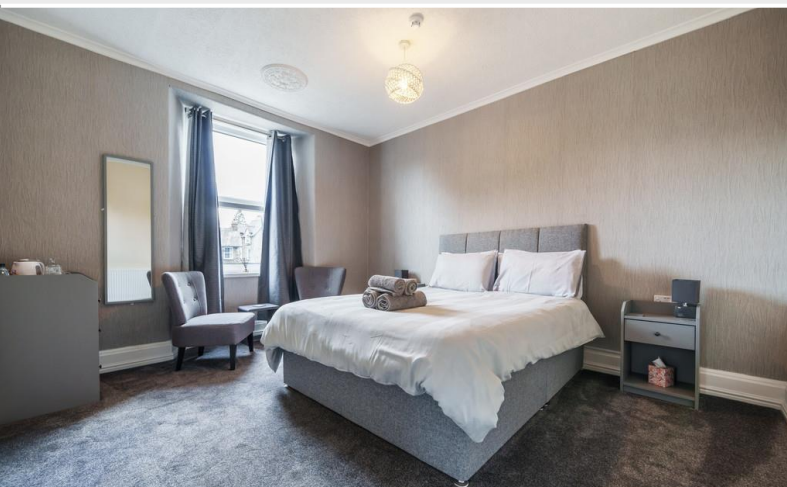
Property Reference: W5979



Letting Bedroom 1



Letting Bedroom 3



Letting Bedroom 4



Letting Bedroom 5

Description: A delightful 6 letting bedroomed four storey semi detached Lakeland property with the advantage of either one bedroomed owners accommodation or alternatively a self contained letting flat. Formerly a children's day nursery the current owners have converted the property back to a successful guest house in 2022, with modern fixtures and fittings and decoration throughout. The property is within walking distance of both Windermere and Bowness and also has the advantage of off road parking.

The 6 letting bedrooms are well equipped with TV points and all with en-suite shower rooms with WC, inset washbasins and vanity units, showers. The owners accommodation or self contained flat comprises of open plan living room and kitchen, conservatory, currently used as a dining room, utility and shower room with shower and washbasin, separate WC and bedroom.

Location: Centrally located midway between Bowness and Windermere. Proceed towards Bowness from Windermere on Lake Road, bearing left immediately after the pelican crossing on to Thornbarrow Road. Follow the road up and Thornleigh Guest House is a short way along on the left.

Accommodation (with approximate measurements)

Side Entrance Porch

Entrance Hall

Letting Bedroom 1

17' 6" into bay x 17' 11" inc en-suite (5.33m x 5.46m)

En-suite

Letting Bedroom 2

16' 10" into bay x 11' 3" inc en-suite (5.13m x 3.43m)

En-suite

Stairs from entrance hall lead to first floor

Letting Bedroom 3

13' 1" x 11' 4" inc en-suite (3.99m x 3.45m)

Ensuite

Letting Bedroom 4

18' 2" max x 13' 0" max inc en-suite (5.54m x 3.96m)

En-suite



Letting Bedroom 1



Letting Bedroom 2



Letting Bedroom 6



Owners Kitchen



Conservatory



Owners Living Room

Stairs from first floor lead to second floor

Landing

Built in storage cupboards.

Letting Bedroom 5

13' 1" x 11' 6" inc en-suite (3.99m x 3.51m)

En-suite

Letting Bedroom 6

17' 9" max x 13' 2" max inc en-suite (5.41m x 4.01m)

En-suite

Stairs from the entrance hall lead to owners accommodation

Hallway

Store Room

9' 9" x 4' 10" (2.97m x 1.47m)

Open plan living room/kitchen

17' 10" x 12' 10" (5.44m x 3.91m)

Conservatory/dining room

15' 5" x 12' 2" (4.7m x 3.71m)

Utility room

6' 1" x 5' 1" (1.85m x 1.55m)

Bedroom

17' 10" into bay x 10' 5" (5.44m x 3.18m)

Shower room

Separate WC

Services: Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Owners Accommodation



Owners Bedroom



View



Rear garden



Rear garden

Property Information:

Outside: To the front of the property is a small paved area and to the side is driveway parking for approximately 3 cars with secure gate. To the rear, part paved seating area and artificial lawn, with timber summerhouse and lean to store.

Tenure: Freehold. Vacant possession upon completion.

Business rates: Westmorland and Furness Council - Rateable value of £10,000 with the amount payable of £4,900 for 2023/24. Small business relief may apply depending on circumstances.

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/comforted.iterative.picturing>

Notes: *Checked on <https://checker.ofcom.org.uk> 18th July 2023 - not verified.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Thornleigh Guest House, Thornbarrow Road, Windermere, LA23

Approximate Area = 2348 sq ft / 218.1 sq m

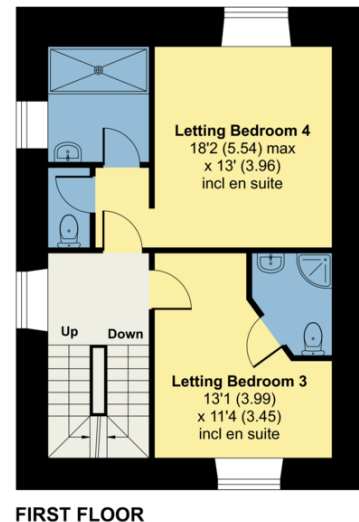
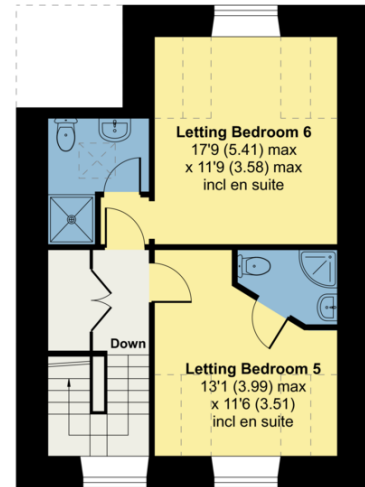
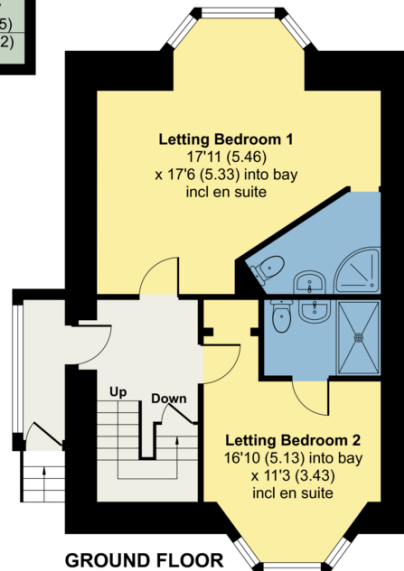
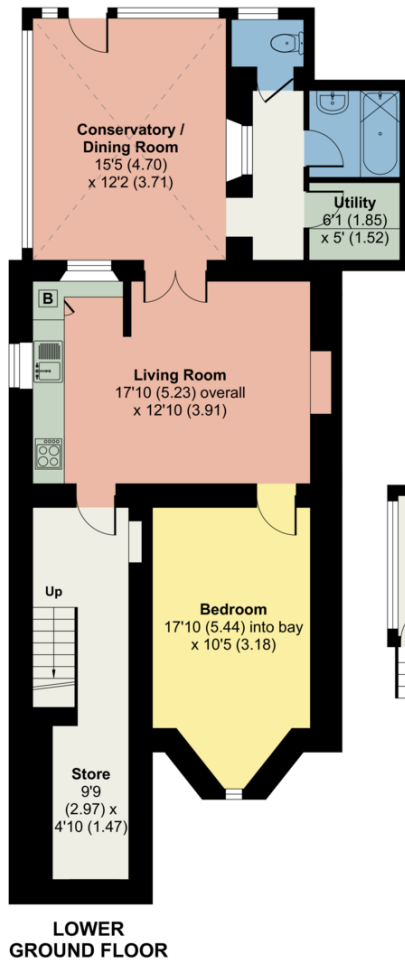
Limited Use Area(s) = 74 sq ft / 6.8 sq m

Total = 2422 sq ft / 225 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1012120

A thought from the owners...This a lovely Lakeland stone property owned by us since 1999. An ideal location set between Windermere and Bowness.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/07/2023.

Request a Viewing Online or Call 015394 44461