



# Windermere

£850,000

The Boundary, Lake Road, Windermere, Cumbria, LA23 2EQ

A fantastic opportunity for the investor seeking a substantial return from holiday letting in one of Britain's most visited destinations. The Boundary is a luxury Lake District base to welcome friends and family for the sort of holidays memories are made of - with the additional benefit of permission being granted for residential use too! Please contact the office for further details.

Located within 10 minutes' walk of the bustling tourist villages of Windermere and Bowness, the property has 3-4 reception rooms, outside space, private parking and a separate detached annexe which can be used for additional accommodation or rented out separately.

## Quick Overview

- 7 Bedrooms in total plus detached Annexe
- 3 Reception rooms and 7 bathrooms
- Great location between Windermere and Bowness
- Rear patio garden
- No chain
- Close to all the village amenities, transport links and local schools
- In great order
- Ideal main residence or holiday let
- Private Parking
- \*Superfast broadband speed of 1000Mbps



7



7



3



E



Superfast  
Fibre  
Broadband



Private Off Road  
Parking

Property Reference: W5651





Sitting Room



Kitchen/Family Room



Snug



Bedroom 1 - Barnes

**Description:** A fantastic opportunity for the investor seeking a substantial return from holiday letting in one of Britain's most visited destinations. The Boundary is a luxury Lake District base to welcome friends and family for the sort of holidays memories are made of - with the additional benefit of permission being granted for residential use too! Please contact the office for further details.

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The Boundary is a fantastically presented, substantial Lakeland stone and slated semi-detached property, improved to a modern and superior standard and yet still retaining its original charm and character. There are 7 bedrooms (6 en-suite) and a house bathroom, all of which are of good size and specification. The property has recently been granted a change of use to allow the property to be a main residence, as well as a holiday let, its current use.

The Boundary would make an ideal home for a family being situated close to all the amenities one could need as well as being within walking distance of 3 primary schools. Since 2017 the house has been a very successful holiday let with a turnover for 2023-24 of above £93,000 (net of VAT) with a yield of approximately 6%. An additional rent of £6,600 per annum comes from the tenant in the Little House (tenant pays their own council tax).

**Location:** In a premier trading location within half a mile of Lake Windermere on the road linking Windermere and Bowness, one of the busiest tourist routes in the Lake District and ideal for attracting passing trade. To reach the property proceed down Lake Road where The Boundary can be found a short way along on the left, past Baddeley Clock and opposite the former St Johns Church which is now converted into flats.

**Accommodation: (With approximate measurements)**

Entrance Vestibule

Reception Hall

Conservatory 10' 1" x 7' 6" (3.07m x 2.29m)

Lounge/Dining Room 17' 6" into bay x 15' 2" (5.33m into bay x 4.62m)

Bedroom 1 - Barnes 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom 2 - Cardus 16' 9" x 12' 10" (5.11m x 3.91m) .

**First Floor**

Bedroom 3 - Hobbs 15' 2" x 15' 0" (4.62m x 4.57m)

Bedroom 4 - Maclaren 14' 7" x 12' 1" (4.44m x 3.68m)

**A pitch pine staircase continues to the Second Floor**

Bedroom 5 - Ranji 18' 11" x 15' 2" (5.77m x 4.62m)

Bedroom 6 - Fry 15' 6" x 12' 2" (4.72m x 3.71m)

Staircase from the Entrance Hall leads down to:

**Lower Ground Floor Accommodation**

Inner Hall

Superb Large Family Kitchen 31' 4" x 15' 2" (9.55m x 4.62m)



**Bedroom 7 - Grace** 18' 9" x 12' 8" (5.72m x 3.86m)

**Bathroom**

**Store/Bedroom 8** 15' 0" x 8' 6" (4.57m x 2.59m) plus 7' 3" x 5' 0" (2.21m x 1.52m)

**Store/Bedroom 9** 9' 11" x 9' 2" (3.02m x 2.79m)

**Snug** 15' 3" x 11' 8" max (4.65m x 3.56m max)

**Outside:** Rear yard with paved patio areas including barbecue area, timber shed.

**Detached Annexe House - Known as Little House** A handy but self-contained annexe to the Boundary, Little House can be owned or occupied separately subject to the local occupancy restriction.

**Living Room** 14' 1" x 8' 10" (4.29m x 2.69m)

**Shower Room** .

**Spiral Staircase to Mezzanine** 12' x 8' 10" (3.66m x 2.69m)

### The Boundary Further Details:

**Tenure:** Freehold.

**Business Rates:** Rateable value of £8,800 with an amount payable of £0 for 2024/25. Small business relief may be available depending on the circumstances of the new owners.

**Services:** Mains water, drainage, gas and electricity all connected. Gas central heating to radiators and electric underfloor heating to certain rooms.

**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.

**Council Tax:** Westmorland and Furness Council - Band A

**Services:** Currently mains water, drainage and electricity is via The Boundary.

**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).



Bedroom 2 - Cardus



Bedroom 3 - Hobbs



Bedroom 4- MacLaren



Rear Patio Garden

# Lake Road, Windermere, LA23

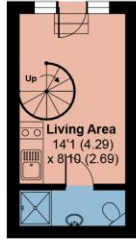
Approx Area = 3636 sq ft / 337.7 sq m (excludes Little House)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

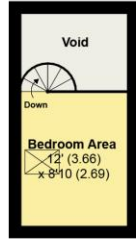
Little House = 260 sq ft / 24.1 sq m

Total = 3936 sq ft / 365.6 sq m

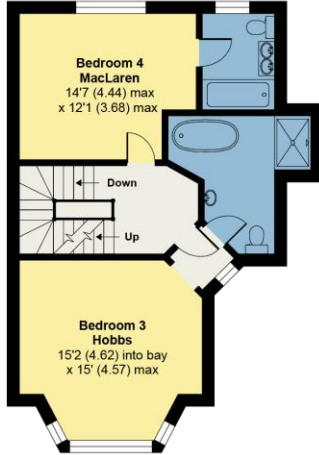
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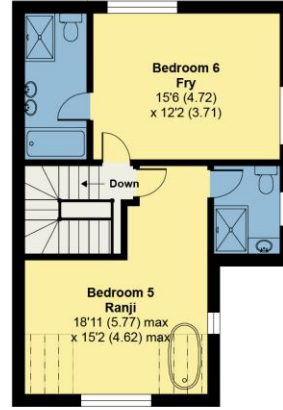
**LITTLE HOUSE  
GROUND FLOOR**



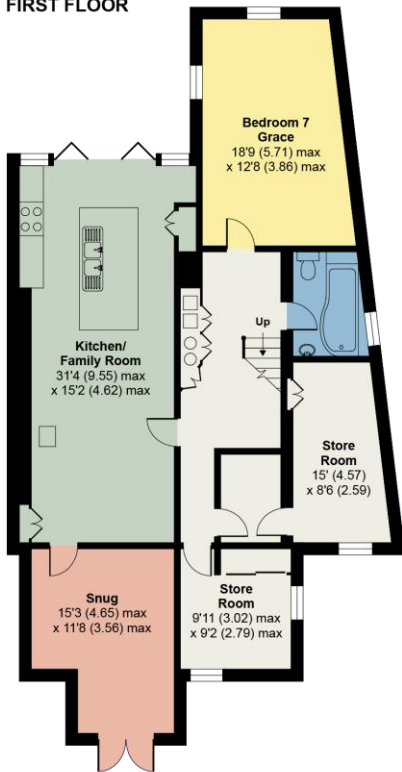
**LITTLE HOUSE  
FIRST FLOOR**



**FIRST FLOOR**

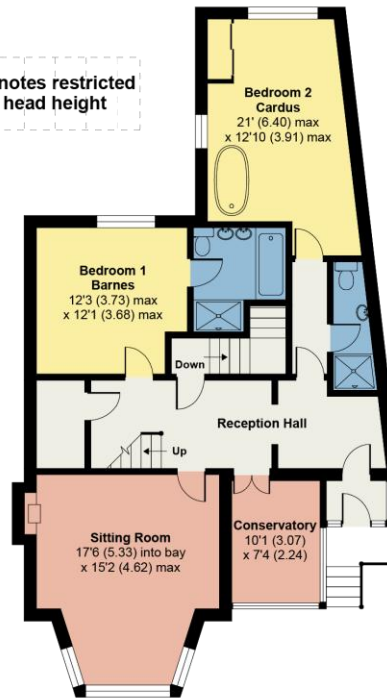


**SECOND FLOOR**



**LOWER GROUND FLOOR**

Denotes restricted head height



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2021. Produced for Hackney & Leigh. REF: 726451

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