

Windermere

£850,000

Meadfoot Guest House, New Road, Windermere, Cumbria, LA23 2LA

A beautifully presented detached guest house with versatile 8 bedroomed accommodation (currently with 5 letting rooms but could be up to 7) with excellent owners accommodation, delightful rear gardens with feature pond, off road parking and all within a short level walk of what the thriving village of Windermere has to offer. The current owners ceased trading in 2022 and hope to sell and retire.

The property also has the added bonus of two current planning permissions for a change of use to either a short term holiday let or main residence.

Quick Overview

5 letting bedrooms (all en-suite)

3 bedroomed owners accommodation (all en-suite)

Excellent prominent and central location

Private gardens and off road parking



8



8



2



C



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W5710



Sitting Room



Dining Room



Kitchen



Bedroom 1

Description: A beautifully presented detached guest house with versatile 8 bedroomed accommodation (currently with 5 letting rooms but could be up to 7) with excellent owners accommodation, delightful rear gardens with feature pond, off road parking and all within a short level walk of what the thriving village of Windermere has to offer. The current owners ceased trading in 2022 and hope to sell and retire.

Planning permission was granted 19-05-2022 (planning reference: 7/2022/5230) for a "change of use of guest house to self catering accommodation" and whilst this change of use has not been enabled it is valid for three years from the date of permission and a second permission to be a main residence approved on 22-7-2024 (planning reference 7/2024/5313).

Location: Located in a perfect trading location and only a few hundred yards level walk to the centre of the village with all the cafes, restaurants, bars and shops this increasingly popular tourist destination of Windermere has to offer. Meadfoot Guest House is just set back slightly from New Road which is the main road down to Bowness On Windermere.

From the main one way system in Windermere follow Crescent Road through Ellerthwaite Square past Hackney and Leighs office onto New Road. Meadfoot Guest House is just past Birthwaite Road on the right approximately 300 yards past our office.

Property Information: Meadfoot Guest House is a detached property, built in the 1970's originally a vets with owners accommodation it has been trading as a guest house since the mid 1980's.

The versatile accommodation is currently arranged with 5 letting ensuite bedrooms with 3 bedroomed owners accommodation but by simply locking and unlocking a couple of doors 2 of the owners bedrooms could (and are set up to) be additional letting bedrooms.

The property is in first rate order with Upvc double glazed windows, gas fired central heating and there have been significant improvements made since the present owners bought the property in 2011. The result is that the new owner can enjoy continued trading for many years to come without significant investment.

A particular delight is the residents dining room, currently being used as the owners sitting room, with its dual aspect and large sliding patio doors to balcony, all overlooking the well kept mainly lawned gardens with decking area and feature pond.

Another very useful aspect of this property is the off road parking which is a rare commodity in central Windermere.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Hall Wide entrance hall with return staircase Wide access to loft space

Sitting Room 19' 6" x 13' 7" (5.94m x 4.14m) Easily filling 12 covers, a bright dual aspect room, with double sliding patio doors to balcony overlooking the garden. This room is currently used by the owners as their sitting room.

Dining Room 14' 2 max" x 12' 0 max" (4.32m x 3.66m) Wood effect laminate flooring.



Sitting Room



Bedroom 2



Bedroom 6



Bedroom 7



Bedroom 3



Gardens

Kitchen 15' 9" x 11' 11" (4.8m x 3.63m) Bright dual aspect room with 4 windows. A great room with central island, plenty of work surfaces, cupboards, inset stainless steel sink unit, stainless steel sink, 2 hotpoint Luce oven and grill. 5 ring gas hob, concealed dishwasher, 2 built in fridge freezers.

Conservatory 10' 3" x 9' 10" (3.12m x 3m) uPVC windows, tiled floor and door.

Bedroom 1 13' 7" x 13' 4 en-suite" (4.14m x 4.06m) Four poster room with picture window over garden.

En-Suite Shower Room 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver point, heated towel rail and extractor. Tiled floor and walls.

Bedroom 2 14' 8 max" x 9' 0 inc en-suite" (4.47m x 2.74m) A double room with vanity unit and shaver light.

En-Suite Shower Room WC, shower, tiled walls and extractor fan.

Bedroom 3 12' 10" x 8' 11" (3.91m x 2.72m) A double room.

En-Suite Bathroom 3 piece white suite with bath with shower over, pedestal washbasin, WC. Tiled walls and floor, extractor fan, shaver point, heated towel rail and illuminated mirror.

Stairs to Lower Ground Floor

Bedroom 4 13' 5" x 11' 3 plus en-suite" (4.09m x 3.43m) A good sized room (4 poster) with uPVC glazed door to garden, large built in cupboard.

En-Suite Shower Room 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver light, heated towel rail and extractor. Tiled floor and walls.

Bedroom 5 12' 0" x 11' 10" (3.66m x 3.61m) A good sized double room with walk in wardrobe, large sliding doors overlooking the garden.

En-Suite Shower Room 3 piece white suite of shower cubicle, pedestal washbasin and WC. Heated towel rail and extractor. Tiled floor and walls.

Inner Hall Built in cupboard, door to outside and separate WC and wash hand basin.

Boiler Room Housing British Gas boiler and hot water tank.

Owners Private Area

Bedroom 6 15' 0 max" x 8' 6 max inc en-suite" (4.57m x 2.59m) A double room with side door. This room is really only used for owners private use but is set up as a letting/guest bedroom.

En-Suite Shower Room 3 piece white suite of shower cubicle, pedestal washbasin and WC. Shaver point, heated towel rail and extractor. Tiled walls.

Bedroom 7 12' 10 max" x 8' 10 in en-suite" (3.91m x 2.69m) Set up as a double room but again only really used buy the owners. Built in cupboard.

En-Suite Shower Room Vanity unit, WC and shower cubicle. Tiled walls and extractor fan.



Gardens



Gardens



Patio Seating Area



Parking Area



Garden

Bedroom 8 14' 0" x 12' 1" (4.27m x 3.68m) 3 steps up to owners bathroom.

En-Suite Bathroom A 4 piece white suite of bath, pedestal washbasin, WC and shower. tiled floor and walls.

Access to:

Utility/Laundry Room 8' 0 max " x 5' 10" (2.44m x 1.78m) 2 Samsung 10kg washing machines, 2 dryers. Tiled floor and shelved laundry room.

Hall Separate WC.

Services: Mains gas, electric, water and drainage. Gas fired central heating to radiators. uPVC double glazed windows.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: Rateable Value of £8,500 with the amount payable of £4,165 2023/24.

Council Tax Band South Lakeland District Council - Band C.

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.

Meet the Team

Mike Graham F.N.A.E.A.

Sales Manager & Property Valuer

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Elaine Bradshaw

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcAlister@hackney-leigh.co.uk



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**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

Meadfoot, New Road, Windermere, LA23

Approximate Area = 2707 sq ft / 251.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 772953

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 09/05/2024.

Request a Viewing Online or Call 015394 44461