



Windermere

£850,000

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

A beautifully presented detached property with versatile 8 bedroomed 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. Currently a guest house but with the added bonus of two valid planning permissions, one for a change of use to a main residence and one for short term holiday letting.

Quick Overview

- 8 bedrooms (all en-suite) detached property
- 2 reception rooms and 8 shower/bathrooms
- Excellent prominent and central location
- Private gardens
- Planning permission for a main residence, single dwelling or holiday let
- Close to amenities, transport and schools
- In good decorative order
- Off road parking
- *Superfast fibre broadband available



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Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6091



Sitting Room



Dining Room



Kitchen



Bedroom 1

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 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 House is just past Birthwaite Road on the right approximately 300 yards past our office.

Property Overview: Meadfoot 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 although the current owners no longer trade, this could easily be reversed. The current owners have also got planning permission for a single dwelling holiday let on 19-05-2022 (planning reference: 7/2022/5230) and 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).

The versatile accommodation is currently arranged with en-suite 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 or indeed create a substantial holiday let.

A particular delight is the living 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.

The property comprises on the ground floor of entrance hall with return staircase and access to loft space. Sitting Room which is a bright dual aspect room, with double sliding patio doors to balcony overlooking the garden. Dining Room, A bright dual aspect kitchen 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. Bedrooms 1,2 & 3 all with en-suites. To the lower ground floor are a further 2 bedrooms both with en-suite and 3 more bedrooms both having en-suites and was previously used as the owners accommodation. A utility/laundry room can also be found on this floor.

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

Sitting Room 19' 6" x 13' 7" (5.94m x 4.14m)

Dining Room 14' 2" x 12' 0" (4.32m x 3.66m)

Kitchen 15' 9" x 11' 11" (4.8m x 3.63m)

Conservatory 10' 3" x 9' 10" (3.12m x 3m)

Bedroom 1 13' 7" max x 13' 4" max (4.14m x 4.06m)

En-Suite Shower Room

Bedroom 2 14' 8" max x 9' 0" Inc en-suite (4.47m x 2.74m)

En-Suite Shower Room

Bedroom 3 12' 10" min x 8' 11" (3.91m x 2.72m)

En-Suite Bathroom

Stairs to Lower Ground Floor

Bedroom 4 13' 5" x 11' 3" Plus en-suite (4.09m x 3.43m)

En-Suite Shower Room

Bedroom 5 12' 0" x 11' 10" Inc en-suite (3.66m x 3.61m)

En-Suite Shower Room

Inner Hall

Boiler Room

Bedroom 6 15' max x 8' 6" max Inc en-suite (4.57m x 2.59m)

En-Suite Shower Room

Bedroom 7 12' 10" max x 8' 10" Inc en-suite (3.91m x 2.69m)

En-Suite Shower Room

Bedroom 8 14' 0" x 12' 1" (4.27m x 3.68m)

En-Suite Bathroom

Access to:

Utility/Laundry Room 8' x 5' 10" (2.44m x 1.78m)

Hall

Property Information:

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: Currently a guest house its business rates are: Rateable Value of £8,500 with the amount payable of £4,165 2023/24.

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.

Notes: *Checked on <https://www.openreach.com/> 2nd May 2024 - not verified.



Bedroom 2



Bedroom 6



Bedroom 7



Gardens

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). © nichecom 2024. Produced for Hackney & Leigh. REF: 772953

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