



Windermere

£725,000

1 Park Road, Windermere, LA23 2AW

A substantial Victorian period stone and slated property built in 1883, 1 Park Road is currently a luxury bed and breakfast offering six spacious luxury en-suite letting bedrooms that blend the contemporary with the traditional. It has an attached one bedroom owners' flat.

With planning permission to either be a guest house or holiday let house, 1 Park Road is perfectly positioned in the picturesque village of Windermere and within walking distance of all the amenities it has to offer.

Windermere is within a UNESCO World Heritage Site.

Quick Overview

Six spacious individually styled en-suite letting bedrooms

Markets as a Boutique Hotel/Luxury bed and breakfast

Planning permission granted to convert to holiday let house

Scope to increase letting rooms or enlarge owners accommodation

Close to amenities

Lakeland fell views

1 Bedroomed owners accommodation

Off road parking for 4/5 cars

*Ultrafast broadband available



7



7



3



C



Ultrafast
Fibre
Broadband



Off Road Parking
for 4/5 Cars

Property Reference: W6187



Owners Living/Dining Room



Kitchen



Owners Bedroom



Utility

Location: On entering the one-way system in Windermere on Crescent Road turn left onto Broad Street, travel up to the T-junction and turn right onto Woodland Road. Park Road is 20 yards further on the left and the property is on the corner of Park and Woodland roads.

Property Information: 1 Park Road is a delightful period Victorian property in the heart of Windermere. It was built in 1883 as a gentleman's residence. The property has six contemporary, individually designed and spacious bedrooms that are superbly appointed and furnished to an exceptionally high standard. In addition to the letting bedrooms, the owners accommodation includes the kitchen, a living area with doors opening to a private patio, a bedroom and shower room.

All the well presented letting bedrooms comprise of en-suite shower rooms, with the front facing bedrooms having views of the Lakeland fells. On the ground floor is a spacious sun filled residents dining room with seating for 13 guests. Both the second and third floors have spacious landings with a wide staircase and a beautiful hand turned balustrade. There is also parking on the property for 4/5 cars.

1 Park Road is one of the market leaders in the area as a boutique bed and breakfast and is a year on year profitable business. The current accommodation provides the flexibility to utilise the guest lounge as a further letting bedroom or a second owners' bedroom. The property additionally now has planning permission for holiday let business use.

Fittings and furnishings from the letting rooms, dining room and guest sitting room will be included in the sale.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Porch

Living Room 18' 2" into bay x 16' 5" max (5.54m x 5m)

Residents Dining Room 19' 2" into bay x 13' 10" max (5.84m x 4.22m)

Owners Accommodation

Kitchen 14' 0" max x 11' 4" max (4.27m x 3.45m)

Owners Living Area 19' 7" max x 7' 7" incl stairs (5.97m x 2.31m) plus 6' 1" x 4' 6"

Shower Room



Living Room



Dining Room



Staircase/Stained Glass Window



Bedroom 1



Bedroom 4



En-suite Shower Room

Stairs to lower ground floor

Owners Bedroom 18' 8" into bay x 13' 8" max (5.69m x 4.17m)

Store 10' 3" x 5' 9" (3.12m x 1.75m)

Utility 11' 2" x 8' 0" incl stairs (3.40m x 2.44m)

Stairs to first floor letting area

Letting Bedroom 1 15' 10" x 14' 0" incl ensuite (4.83m x 4.27m)

En-suite Shower Room

Letting Bedroom 2 12' 4" x 10' 8" (3.76m x 3.25m)

En-suite Shower Room

Letting Bedroom 3 15' 3" x 13' 10" incl ensuite (4.65m x 4.22m)

En-suite Shower Room

Stairs to second floor

Letting Bedroom 4 15' 10" x 14' 4" incl ensuite (4.83m x 4.37m)

En-suite Shower Room

Letting Bedroom 5 18' 4" x 10' 11" incl ensuite (5.59m x 3.33m)

En-suite Shower Room

Letting Bedroom 6 15' 6" x 13' 9" incl ensuite (4.72m x 4.19m)

En-suite Shower Room

Property Information:

Services: Mains gas, electric, water and drainage. Gas-fired central heating to radiators.



Bedroom 3



Bedroom 6



Ordnance Survey Ref: 01203890



Rear Patio Area



View

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band A.

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: ///driveways.velocity.novel

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).

Request a Viewing Online or Call 015394 44461

Meet the Team

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

Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



Nicole Fallowfield

Assistant Branch Manager

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sean Smith

Professional Photographer

hlphotography@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@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-

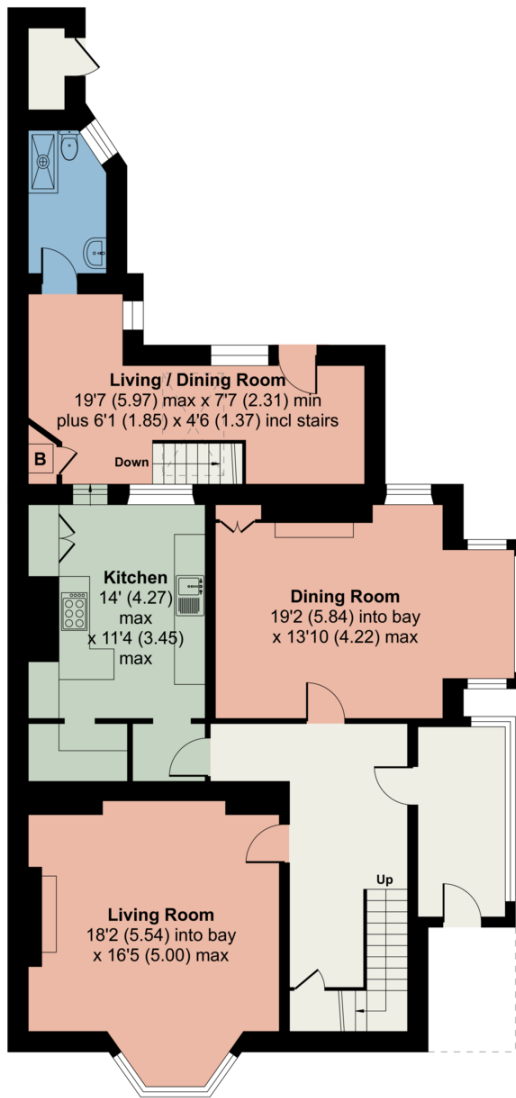
1 Park Road, Windermere, LA23

Approximate Area = 3335 sq ft / 309.8 sq m

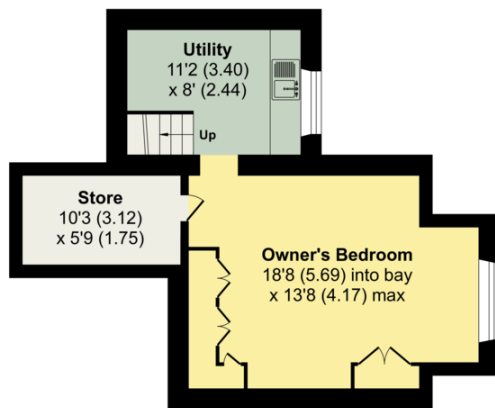
Outbuilding = 12 sq ft / 1.1 sq m

Total = 3347 sq ft / 310.9 sq m

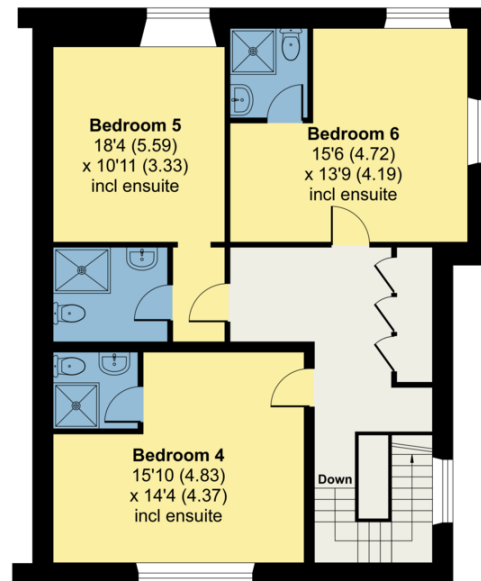
For identification only - Not to scale



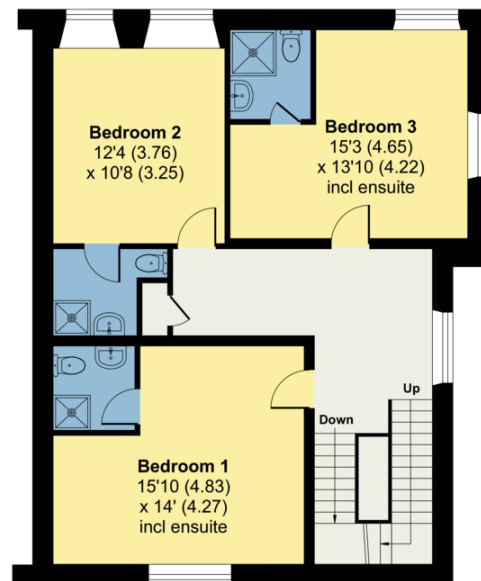
GROUND FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Hackney & Leigh. REF: 1236551

A thought from the owners...

"Owning and sharing a beautiful Lakeland Victorian house has been a privilege, and the tranquility of 1 Park Road has been enjoyed by many guests."

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 05/02/2025.

Request a Viewing Online or Call 015394 44461