



## Windermere

£725,000

1 Park Road, Windermere, Cumbria, 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 or main residence

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  
Broadband



Off Road  
Parking

Property Reference: W6187





Living Room



Owners Living/Dining Room



Owners Living/Dining Room



Kitchen

**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 and is rated 9.8 (exceptional) on both Expedia and Booking.com.

The current accommodation provides the flexibility to utilise the guest lounge as a further letting bedroom or a second owners' bedroom.

Planning permission was granted 3/6/2025 (ref 7/2025/5239) to allow the current use as a guest house to continue or as a dwelling house (C3) being a persons main "or" principle home, or as short term holiday letting. (full details on request).

This planning consent makes this a very versatile property available for a range of uses.

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**





Kitchen



Kitchen





Utility



Dining Room



Owners Bedroom



Bedroom 1

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.

**Tenure:** Freehold.

**Business Rates:** The property has a Rateable Value of £8,800.00 with the amount payable for 2021/2022 being £4,312.00.

**Council Tax:** Westmorland & Furness Council - Band A.

Note: As the property is currently assessed as a B & B with owners accommodation there is both business rates for the business side and council tax for the "owners" area. If Holly Park House was to be a holiday let or residential house it would be reassessed as one building.





Bedroom 2



Bedroom 3





Staircase/Stained Glass Window



Bedroom 4



Bedroom 4

**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](https://www.what3words.com/velocity-novel)

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## Meet the Team

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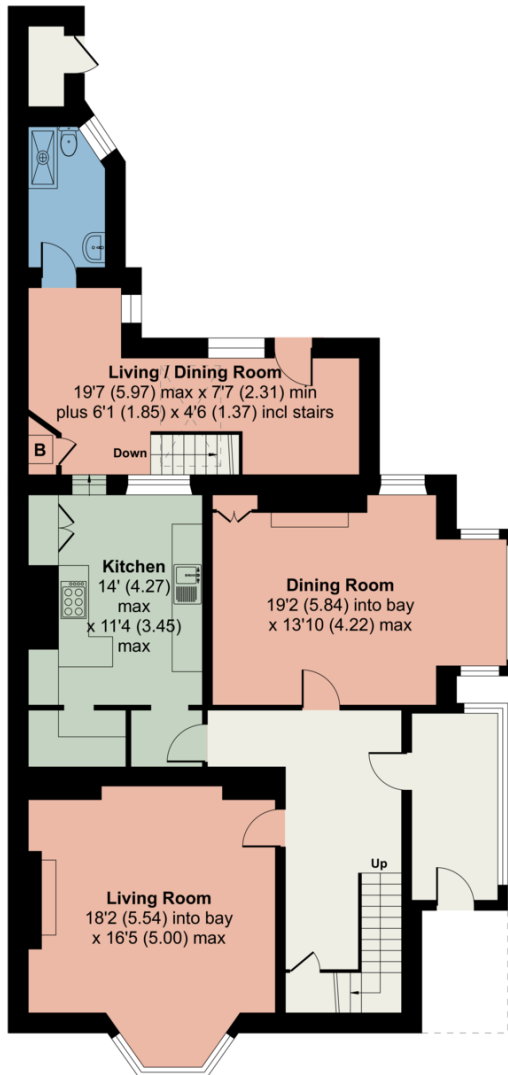
# 1 Park Road, Windermere, LA23

Approximate Area = 3335 sq ft / 309.8 sq m

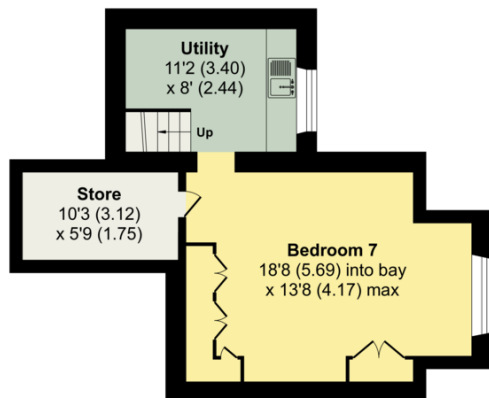
Outbuilding = 12 sq ft / 1.1 sq m

Total = 3347 sq ft / 310.9 sq m

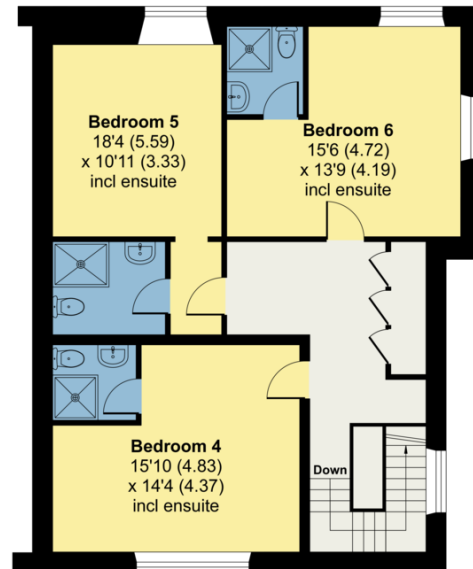
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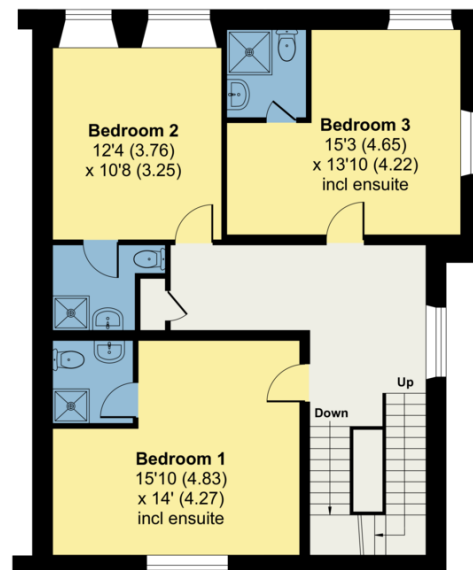
GROUND FLOOR



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). © nichecom 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"*

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