



The Coppice Guest House



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Brook Road, LA23 2ED

Sitting quietly in an elevated and prominent position between Bowness and Windermere centres, The Coppice is a delightful, detached Victorian property built in the traditional Lakeland style. This spacious house enjoys 13 letting bedrooms, with 3 bedrooms being self-contained giving any buyer the opportunity to utilise this space as owners accommodation instead if so desired. The property has the added benefit of ample off road parking and beautiful landscaped gardens.

Quick Overview

Perfect central location
In great decorative order

Currently a 13 letting bedroomed
detached guest house

Opportunity to redesignate 3 letting
rooms to create self contained owners
accommodation

1 Reception room & 13 ensuite bedrooms

Close to amenities

Front & rear gardens

Ample off road parking

Highly rated on Trip Advisor

Superfast fibre broadband available



Location

From Hackney & Leigh's Windermere office, continue down towards Bowness on New Road and The Coppice will be seen prominently on the left side of the road at the junction with Brook Road.

Welcome

Situated in what is accepted as one of the best trading positions in the Lake District, The Coppice is a beautiful detached 10 bedroomed guest house which has been configured by the current owners to give 3 additional letting bedrooms, making it now a 13 bedroomed property with the opportunity to revert back to owners accommodation if necessary.





The Ground Floor

Specifications

Bedroom 9

13' 7" x 12' 10" inc ensuite
(4.14m x 3.91m)

Bedroom 10

12' 10" max x 11' 5" max, inc en-
suite (3.91m x 3.48m)

Residents Dining Room

29' 6" overall x 13' 2" max
(8.99m x 4.01m)

Office

8' 5" x 7' (2.57m x 2.13m)

Kitchen

12' 10" x 10' 6" (3.91m x 3.2m)

Rear Porch

8' 6" x 8' 3" (2.59m x 2.51m)

As you step through the expansive porch and entrance hall, you are immediately welcomed by a warm and inviting atmosphere that sets the tone for the entire residence.

The ground floor boasts two generously sized letting bedrooms, each designed to offer a cosy retreat for guests. These rooms are thoughtfully arranged to ensure privacy and comfort, making them perfect for short stays or extended visits. The large residents' dining room is a standout feature, offering ample space for guests to enjoy their meals in a communal setting. Moving into the well-appointed kitchen, equipped with modern appliances and plenty of counter space, it's perfectly suited for preparing anything from a simple cup of tea to a full-course meal. Completing the ground floor is an office/utility space, offering the flexibility to manage the day-to-day operations of the guesthouse or serve as a private workspace.



Beautiful Bedrooms

On the first and second floor, you'll discover a collection of beautifully appointed bedrooms with ensuite shower rooms, each offering its own unique charm. Bedroom 1 stands out with its additional indulgent bath situated within the room and bedroom 5 is a highlight, featuring a modern jacuzzi bath. Linen cupboards are also situated on both floors.

Heading back outside and next door to the previous owner accommodation, bedroom 11, a serene retreat boasting its own private rear garden and ensuite shower room. Bedroom 12 also continues to impress with its modern ensuite shower room, providing convenience and comfort. Finally, venture upstairs to discover Bedroom 13, a true gem in this property's crown. This spacious suite not only offers a restful night's sleep but also features its own private ensuite bathroom and sitting room, where guests can unwind with a good book or enjoy a quiet evening in front of the television.



Specifications
Bedroom 1 14' 4" x 13' inc ensuite (4.37m x 3.96m)
Bedroom 2 13' 10" x 12' 10" inc ensuite (4.22m x 3.91m)
Bedroom 3 12' 11" x 10' 7" inc ensuite (3.94m x 3.23m)
Bedroom 4 12' 11" x 10' 7" inc ensuite (3.94m x 3.23m)
Bedroom 5 9' 5" max x 8' 7" max (2.87m x 2.62m)
Bedroom 6 13' 11" max x 11' max, plus ensuite (4.24m x 3.35m)
Bedroom 7 12' 1" x 10' 6" inc ensuite (3.68m x 3.2m)
Bedroom 8 14' 6" max x 13' 11" inc WC & ensuite (4.44m x 4.24m)
Bedroom 11 15' 10" x 9' 9" inc ensuite (4.83m x 2.97m)
Bedroom 12 12' 11" x 10' inc ensuite (3.94m x 3.05m)







A Golden Opportunity

Outside the property benefits from a small boiler room/cupboard, ample off road parking and beautiful gardens. This property is more than just a home; it's an opportunity to create a thriving business in a sought-after location. With its blend of privacy, comfort, and being close to all amenities and transport, it promises to be a hit with guests seeking a memorable stay.

Important Information

Services:

Mains gas, drainage, water and electricity.

Tenure:

Freehold (Vacant possession upon completion).

Business Rates:

Rateable value of £19,000 with the amount payable of £9,310 for 2024/25. Small business relief may apply.

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales office.

Energy Performance Certificate:

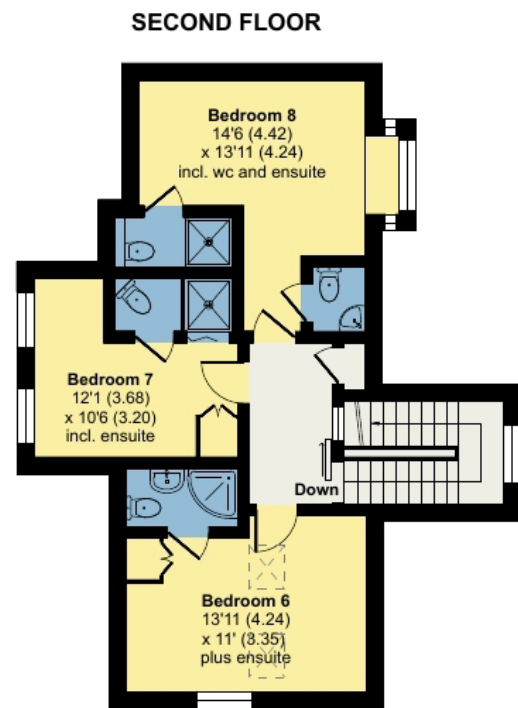
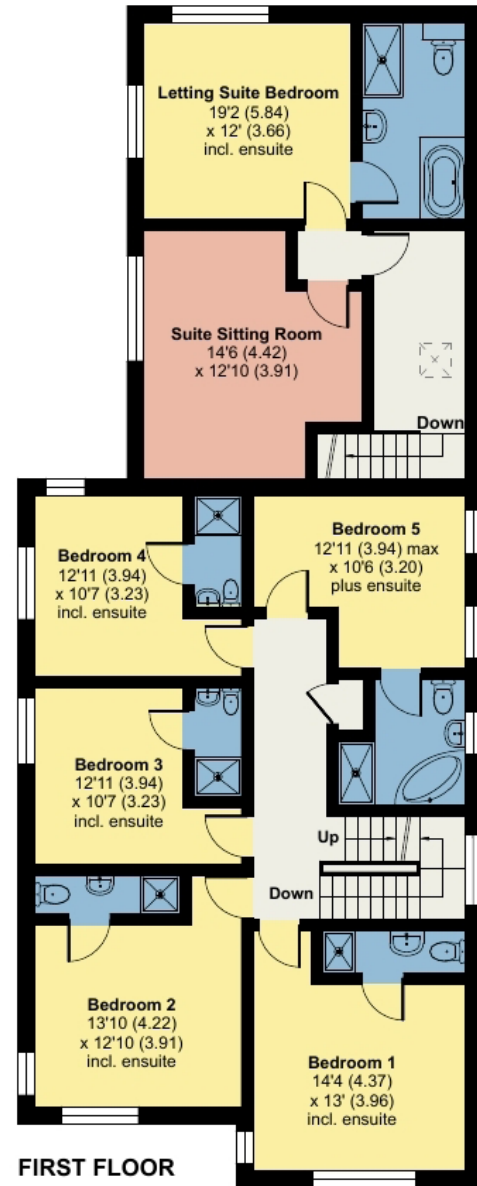
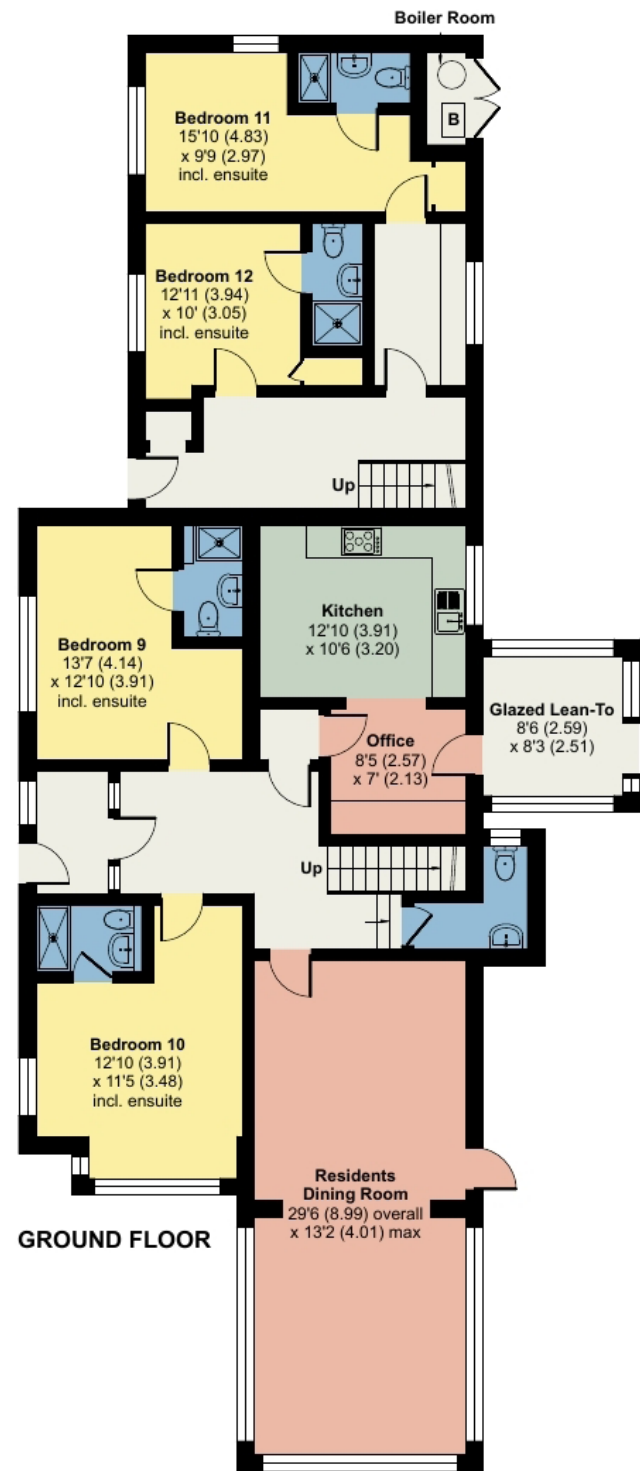
The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words:

///seagull.treaty.quilting

Mobile Coverage:

EE, Vodafone & O2 - Limited.



The Coppice, Brook Road, Windermere, LA23
Approximate Area = 3866 sq ft / 359.1 sq m (excludes boiler room)
For identification only - not to scale



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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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