



## Windermere

£669,000

Abacus House , 11 Upper Oak Street, Windermere, LA23 2LB

Welcome to Abacus House, an enchanting five-bedroom guest house situated in the heart of Windermere. This delightful property offers a unique blend of comfort and charm, making it an ideal investment for those seeking a thriving hospitality venture in one of the UK's most picturesque locations.

### Quick Overview

- 5 bedroom mid terraced home
- Traditional Lakeland stone and slated house
- 2 reception rooms, 4 bath/shower rooms (4 en-suite)
- Ideal for Holiday letting
- Owners accommodation
- Ideal and convenient location
- In excellent decorative order throughout
- Close to all amenities, transport and schools
- Private parking at the rear of the property and 2 parking permits for the road
- \*Superfast Fibre Broadband

Property Reference: W6236



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Superfast  
Fibre  
Broadband



Private parking at  
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permits for the road

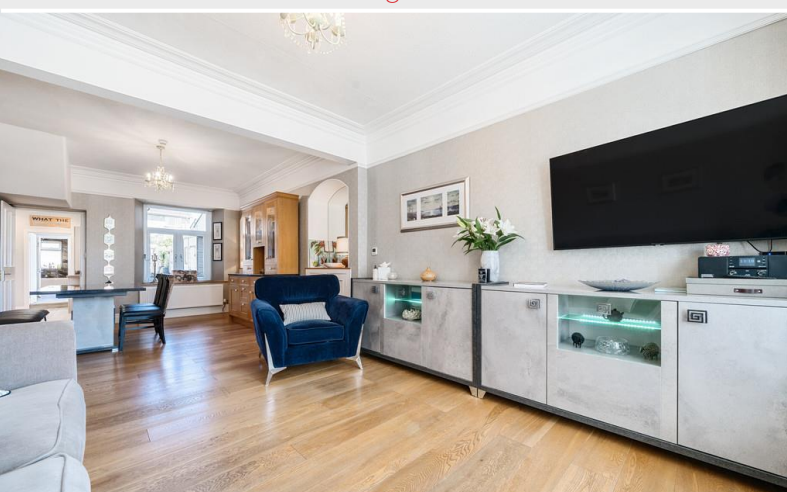




Front Garden/seating area



Living area



Living area



Dining area

**Location:** Excellently positioned just out of the centre of the village easy level walking distance of all the amenities. The property is approached from Crescent Road in the centre of Windermere, turning left by the Co-op into Oak Street continuing as Upper Oak Street and No 11 is situated on the left.

**Property Overview:** Abacus House boasts five beautifully appointed bedrooms, four of which feature en-suite facilities, ensuring guests enjoy privacy and convenience during their stay. On the first floor you will find bedroom numbered 4 which is a single bedroom with an Aqualisa shower, integral hand basin and WC. Down the hall is bedroom numbered 5, a double bedroom with en-suite shower room, Aqualisa shower, hand basin and WC. The bedroom numbered 6 which is a double bedroom with en-suite shower room, has a rainfall shower, hand basin and WC. The second-floor houses bedroom numbered 7 which is a double bedroom with an en-suite shower room, Aqualisa shower, hand basin and WC as well as built in wardrobe and extra storage space. Each room is thoughtfully designed, combining modern amenities with a touch of traditional elegance, creating a warm and inviting atmosphere that guests will love returning to after a day exploring the stunning Lake District.

The property also includes owner's accommodation, providing a comfortable and private living space for those who wish to manage the guest house personally with generous living and dining area, contemporary kitchen with a Flame Select gas cooker and extractor over, integral fridge/freezer and Bosch double ovens, ample storage and space the kitchen flows into a separate utility room that has space for both a washer and dryer, storage cupboards and houses an integral freezer. The bathroom follows on from the utility with Mira shower over bath, hand basin and WC. Owners Bedroom is a private double bedroom with built in cupboards and is located downstairs from the kitchen area.

Outside, Abacus House offers a private outdoor space at the rear consisting of a tarmacked area that can be used to park two cars, or a perfect sun trap with outdoor seating for guests to enjoy a relaxing evening as well as offering outdoor seating in the small garden area in the front.

The property's prime location means guests are just a short stroll away from Windermere's vibrant shops, cafes, and attractions, while the breathtaking landscapes of the Lake District are right on the doorstep.

With its combination of excellent accommodation, prime location, and potential for growth, Abacus House is a rare opportunity for those looking to enter the hospitality industry or expand their portfolio in a sought-after area. Don't miss your chance to own this delightful guest house in the heart of Windermere.

**Accommodation:** (With approximate measurements)

**Living Room /Dining Room** 29' 0" into bay x 12' 0"max (8.84m x 3.66m)





Kitchen



Kitchen



Utility



Family bathroom



Owners accommodation - bedroom 1 lower ground floor



Bedroom 2 (Numbered 4)

**Kitchen** 13' 5" x 8' 0" (4.09m x 2.44m)

**Utility** 10' 0" x 8' 0" (3.05m x 2.44m)

**Owners Bathroom**

**Owners Bedroom 1 - Lower Ground Floor** 15' 1" x 13' 7" into bay (4.6m x 4.14m)

**Bedroom 2 (Numbered 4)** 12' 4" x 8' 1" inc. ensuite (3.76m x 2.46m)

**Bedroom 3 (Numbered 5)** 15' 10" x 9' 3" inc. ensuite (4.83m x 2.82m)

**Bedroom 4 (Numbered 6)** 15' 7" x 13' 1" max inc. ensuite (4.75m x 3.99m)

**Bedroom 5 (Numbered 7)** 17' 1" x 11' 4" max plus ensuite (5.21m x 3.45m)

**Property Information:**

**Tenure:** Freehold (Vacant possession upon completion).

**Services:** Mains gas, water and electricity.

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**Council Tax:** Westmoreland and Furness, Band C.

**Services:** Mains gas, water and electricity.

**Notes:** \*Checked on <https://www.openreach.com/> 19th May 2025 - not verified.

**Mobile Coverage:** EE & Vodafone - Limited / O2 - Likely.

**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).





Bedroom 3 (Numbered 5)



Bedroom 4 (Numbered 7)





Rear garden/Sun trap



Rear garden/car park

Request a Viewing Online or Call 015394 44461



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# 11 Upper Oak Street, Windermere, LA23

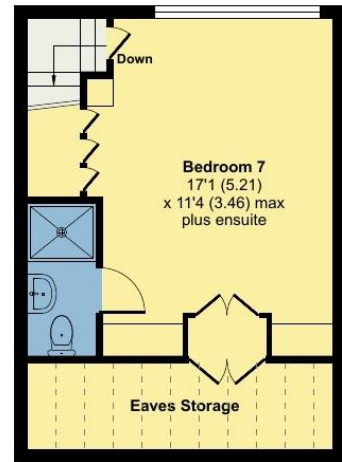
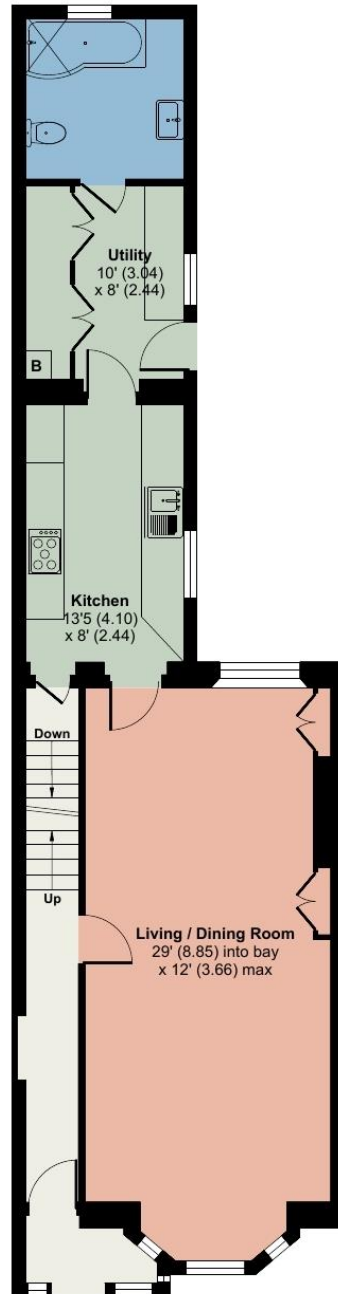
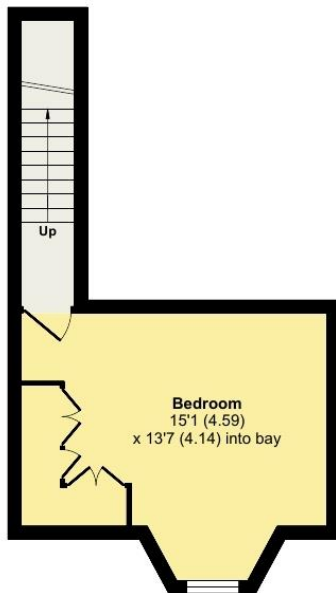
Approximate Area = 1714 sq ft / 159.2 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1787 sq ft / 165.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

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 28/05/2025.

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