



Windermere

£725,000

1 Park Road Guest House , Windermere, LA23 2AW

An imposing 7 bedroomed end of terrace property with the benefit of planning permission to be either a private house or holiday let currently run as a guest house, but would make an impressive residential house.

Quick Overview

7 bedrooms (6 en-suite)

Close to amenities

Off road parking

2 large reception rooms

Built in 1883

Currently a luxury B & B with planning permission for holiday let/private residence

*Ultrafast broadband available



7



7



3



C



Ultrafast
Broadband



Off Road
Parking

Property Reference: W6255



Private Living/dining room



Kitchen



Bedroom 7



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 7 bedrooms in total with the 6 main bedrooms currently being used, as letting rooms are all ensuite, with each one individually designed and furnished. The 7th bedroom on the lower ground floor is a large and has private Living/dining area and shower room.

Both the Dining Room and Living Room have large bay windows, which fill the rooms with light.

There is parking on the property for 4/5 cars and a rear patio seating area that is remarkably private.

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 and would make a fine house with little or no significant changes needed.

Fittings and furnishings from the letting rooms, dining room and guest sitting room can 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)

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

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

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

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

Shower Room

Stairs to lower ground floor

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

Utility 11' 2" x 8' 0" incl stairs (3.4m x 2.44m)



Living Room



Dining Room



Staircase/stained glass window



Bedroom 1



Bedroom 4



En-suite shower room

Stairs to first floor letting area

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

En-suite Shower Room

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

En-suite Shower Room

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

En-suite Shower Room

Stairs to second floor

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

En-suite Shower Room

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

En-suite Shower Room

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 (Vacant possession upon completion).

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 3



Bedroom 6



OS Plan



Rear Patio Area



View

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.

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).

Meet the Team

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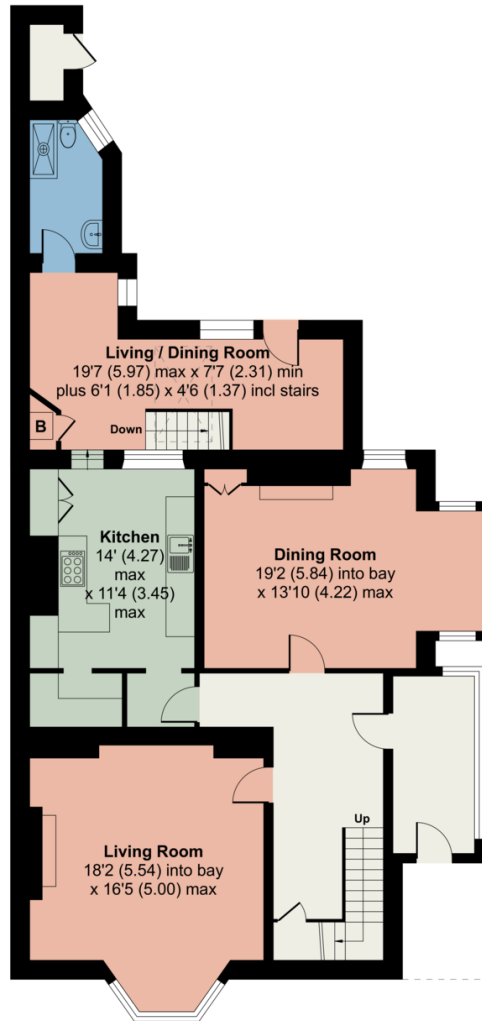
1 Park Road, Windermere, LA23

Approximate Area = 3335 sq ft / 309.8 sq m

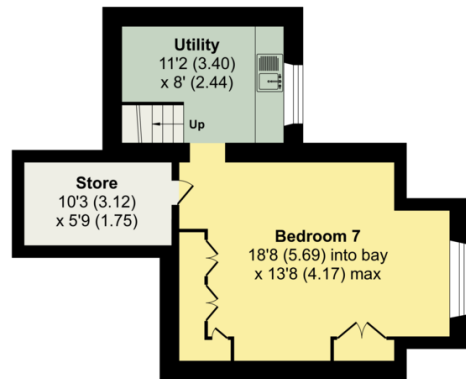
Outbuilding = 12 sq ft / 1.1 sq m

Total = 3347 sq ft / 310.9 sq m

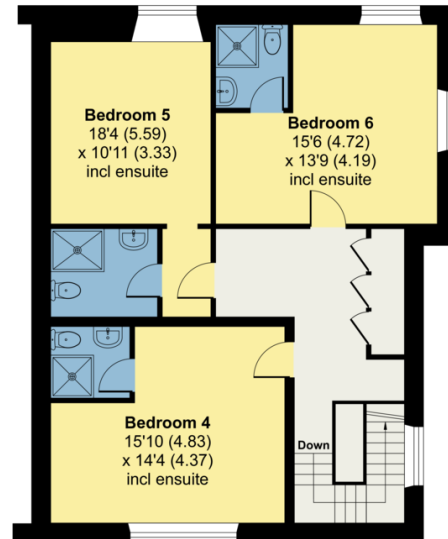
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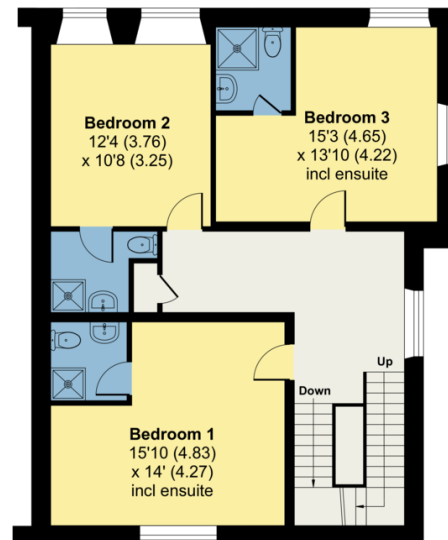
GROUND FLOOR



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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