

## Windermere

**£650,000**

Ellerdene  
12 Ellerthwaite Road  
Windermere  
Cumbria  
LA23 2AH

Perfectly located in the heart of Windermere village overlooking the Library gardens and ideally located for Windermere's shops, restaurants, bars and transport links. A traditionally built stone and slated semi detached Guest House offering larger than average accommodation with 6 Guest bedrooms (5 en suite) and 3-4 bedroom owners accommodation. Off road parking with a private rear patio area and garage.

This well presented guest house is offered fully furnished and equipped as an on-going successful guest house apart from personal effects.

Property Ref: W5223

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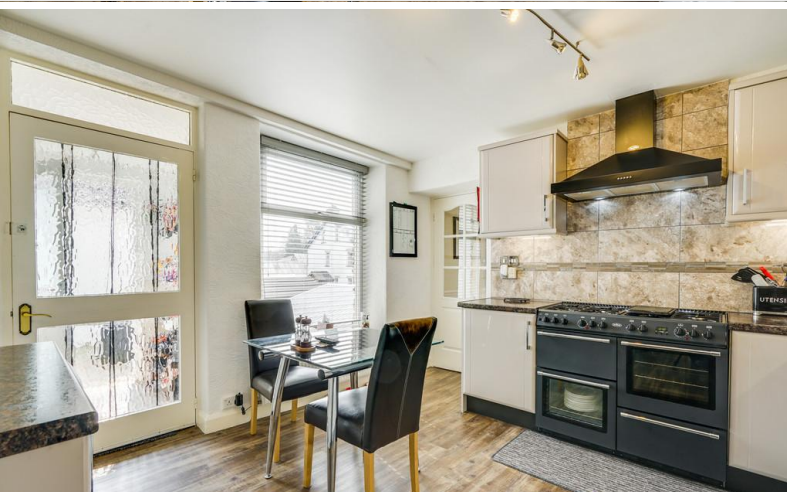




Dining Room



Owners Kitchen



Owners Kitchen

**Description:** A traditional, larger than average Lakeland stone and slated semi detached house, which has been extended with a large extension to the rear and modernised to create a charming Guest House with good sized accommodation to include entrance porch, dining room with bay window, lounge, modern fitted kitchen, five en suite bedrooms and a further single room with private facilities. There is also 3-4 bedroomed owners accommodation. The property is beautifully presented and benefits gas fired central heating and uPVC double glazing. It has a private west facing rear garden which is not overlooked allowing for privacy. Garage and parking at the rear for 2-3 cars.

There is potential to increase business by opening all year round as the owners only trade from March to October each year. Further potential to create a further guest room utilising owners bedroom 3 and 4.

Each room offers free WiFi, hairdryer, flat screen TV/DVD and tea and coffee making facilities. The property has a fully maintained fire alarm system which has recently had new heads fitted throughout.

Accounts will be made available after viewings to any interested parties.

**Location:** Convenient for Windermere village centre and all local amenities. Proceed down Crescent Road out of Windermere village centre and take the turning second left (opposite our Windermere sales office) into Ellerthwaite Road, Ellerdene can be found on the right hand side after approximately 60 yards.





Bedroom 1

**Accommodation: (with approximate measurements)**  
Porch

**Entrance Hall** A delightful entrance hall with staircase leading to all floors. Spacious reception area, 2 storage areas and doors leading to:

**Dining Room - Seating 14 covers** 16' 9" x 13' 2" (5.11m x 4.01m) Large double glazed bay window overlooking the front garden, laminate wood effect flooring, alcove and decorative ceiling rose.

**Letting Bedroom 1 - Ground Floor** 13' 9" x 11' 7" (4.19m x 3.53m) Double room with zip link bed to accommodate two singles if required. Newly fitted uPVC window. Wardrobe and bedside cabinets.

**En Suite** Newly refurbished in 2017, white 3 piece suite comprising wc, wash hand basin and shower cubicle. Mirror with light and shaver socket. Extractor fan, under floor heating and inset lighting. Fully tiled walls and floor.

**Owners Accommodation on ground floor:**

**Owners Kitchen** 11' 11" x 11' 10" (3.63m x 3.61m) Well equipped fitted kitchen fitted with an excellent range of base and wall units. Belling 8 ring gas hob, double oven and stainless steel cooker hood over. Inset stainless steel sink unit. Zanussi dishwasher, under counter Hotpoint fridge and a large Hotpoint double upright fridge/freezer. Part tiled walls and Karndean flooring.

**Rear Porch** Fully double glazed, coat storage and shelving. Access to the side and rear of the property.



Letting Bedroom 2



Letting Bedroom 2





Owners Lounge



Owners Lounge



Owners Bedroom 1

**Owners Lounge** 22' 6" x 114' 10" (6.86m x 35m) A large bright, dual aspect room with feature fireplace with wood mantle and electric fire. New carpet fitted in February 2018. Telephone and Broadband sockets.

**Stairs to Lower Ground Floor**

**Owners Hallway** Storage under stairs and cupboard housing hot water cylinder. Door to rear garden, garage and rear access.

**Owners Bedroom 1** 11' 3" x 10' 11" (3.43m x 3.33m) Built in wardrobes, dressing table and mirror.

**Owners Bedroom 2/Snug** 12' 3" x 10' 3" (3.73m x 3.12m) Double room with patio door leading to rear garden.

**Owners Bathroom** White 3 piece suite comprising bath with shower over, vanity unit housing wc and wash hand basin. Fully tiled walls, vinyl flooring, extractor fan and chrome towel rail. Valiant boiler fitted in 2016.

**Stairs to first floor from entrance hall to letting rooms**

**Letting Bedroom 2** 9' 7" x 8' 4" (2.92m x 2.54m) Double room with dressing table and wardrobe. New uPVC window.

**En Suite** White 3 piece suite comprising wc, wash hand basin and shower cubicle. Mirror with light and shaver socket. Extractor fan, and inset lighting. Fully tiled walls and vinyl flooring.

**Letting Bedroom 3** 11' 9" x 11' 0" (3.58m x 3.35m) Room with king size bed. Newly fitted uPVC window in 2017. Wardrobe, 2 bedside cabinets and chair





Letting Bedroom 4

**En Suite** White 3 piece suite comprising wc, wash hand basin and shower cubicle. Mirror with light and shaver socket. Extractor fan, under floor heating and inset lighting. Fully tiled walls and floor. Storage area above en suite.

**Letting Bedroom 4** 13' 7" x 11' 1" (4.14m x 3.38m) Double room with dressing table and wardrobe.

**En Suite** White 3 piece suite comprising wc, wash hand basin and shower cubicle. Mirror with light and shaver socket. Extractor fan, heated towel rail and inset lighting. Fully tiled walls and floor

**Letting Bedroom 5** 9' 7" x 6' 10" (2.92m x 2.08m) Single room with dressing table, built-in wardrobe and new uPVC window fitted in 2017.

**Private Facilities for Bedroom 5** 3 piece suite comprising wc, wash hand basin and shower cubicle. Mirror with light and shaver socket. Extractor fan, and inset lighting. Fully tiled walls and vinyl flooring.

**Door leads to Private owners area.**

**Owners Bedroom 3/Guest Room** 14' 9" x 12' 4" (4.5m x 3.76m) Double room.

**En suite** White 3 piece suite comprising vanity unit with cupboard under, wc and wash hand basin. Shower cubicle and chrome heated towel rail. Mirror with light and shaver socket. Extractor fan and inset lighting. Fully tiled walls and floor.

**Owners Bedroom 4/Linen Cupboard** 8' 6" x 8' 3" (2.59m x 2.51m) Loft Access.



Owners Bedroom 3



En suite owners bedroom 3





Letting Bedroom 6



Letting Bedroom 6



En suite bedroom 6

#### Stairs to Second Floor

**Letting Bedroom 6** 15' 3" x 14' 0" (4.65m x 4.27m) Double room with zip link bed to accommodate two singles if required. Newly fitted uPVC window in 2017. Built-in storage, dressing table and 2 bedside cabinets. In the room is a door that leads to private storage in the eaves. Just outside the room is an addition cupboard that can be used by this room as extra storage or wardrobe space.

**En Suite** White 3 piece suite comprising wc, wash hand basin and shower cubicle with Mira Advance shower. Mirror with light and shaver socket. Extractor fan, heated towel rail and inset lighting. Fully tiled walls and floor.

**Outside:** To the front of the property is a small lawned area with mature shrubs borders. A path leads to down the side of the property to a private owners patio

To the rear are steps leading down to a further large paved area with a border with mature shrubs. There is an under croft for storage and a gated access to the rear parking area for 2/3 cars.

**Garage:** 20' 0" x 10' 0" (6.1m x 3.05m) A single garage which has plumbing, power and light. A large useful area.





Rear Garden & Patio

**Services:** Mains electricity, gas, water and drainage. uPVC double glazing throughout and gas fired central heating.

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

**Council Tax:** South Lakeland District Council - Band C for the owners accommodation.

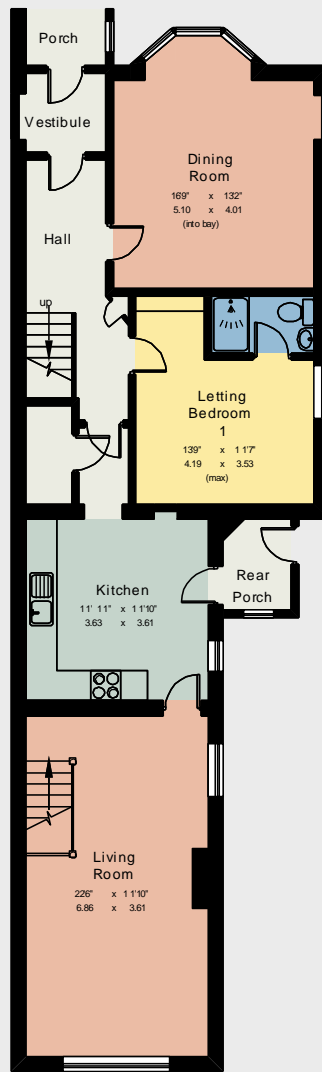
**Business Rates:** Rateable Value of £8,400 with the amount payable of £0 2018/19 which includes small business rate relief at 100% relief.

**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.



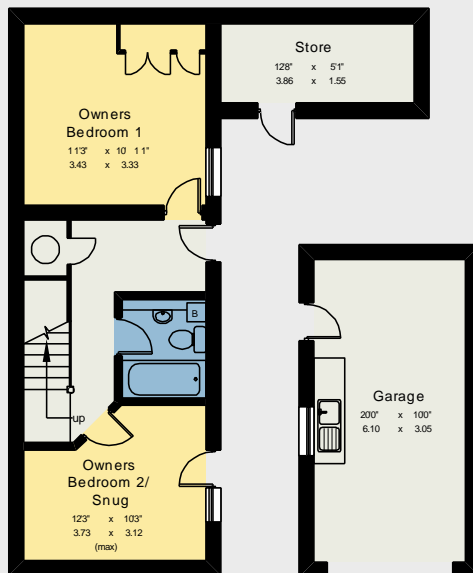
Letting Bedroom3



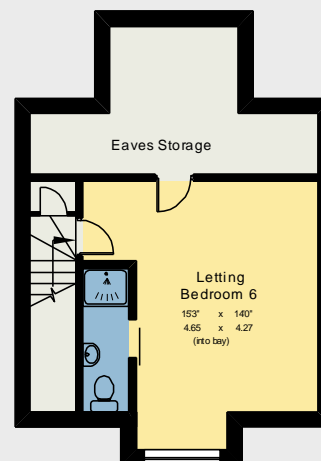
Ground Floor



First Floor



Lower Ground Floor



Second Floor

Approx Gross Floor Area = 3026 Sq. Feet  
= 280.51 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.