



Ambleside

£800,000

Norwood House, Church Street, Ambleside, Cumbria, LA22 0BT

Prominently positioned in beautiful Ambleside in the very heart of the Lake District National Park this attractive 4 storey guesthouse includes 8 letting bedrooms plus 2 bedroomed owners accommodation and might just be the dream answer for anyone seeking a lifestyle change for the better.

What more could you ask for - enjoying some splendid views and surrounded by stunning scenery this spacious stone and slate built property combines a splendid business opportunity with a wonderful place to live.

July 2024 - Planning Permission granted for change of use from guest house to one self catering holiday let unit or one dwelling.

Quick Overview

- Superb stone built Lakeland guest house
- 8 letting bedrooms and two owners bedrooms
- Excellent lifestyle opportunity
- Wonderful setting in the heart of central Ambleside
- Re roofed in 2021
- Replacement windows and shower rooms in recent years
- Private patio to the rear
- Superfast Broadband 80Mbps*



1



9



2



C



Superfast
Broadband



8 Rentable
Spaces by
Arrangement

Property Reference: AM3982



Owners Sitting Room



Dining Room



Kitchen



Kitchen

Location Norwood House is situated in the very heart of the Ambleside with all shops and amenities close at hand, and the local park and putting green just 100 yards away. Church Street is approached off Lake Road by turning right at The Royal Oak. The property is situated on the right at the bottom of the road close to the very heart of this lovely market town.

What3Words ///escapades.august.portfolio

Description Norwood House perfectly combines a great business opportunity with a wonderful place in which to live. If you have ever contemplated making a lifestyle change, then you may well have considered what opportunities there may be for living and working in somewhere as beautiful as the Lake District National Park.

Ambleside is located at the northern tip of Lake Windermere and is perfectly placed to access the National Park. You can step out of the door and hike the high fells which surround this popular market town, or simply stroll down the road for a drink or two, enjoy a meal in a highly regarded restaurant or even take in a film at one of the many local independent cinema screens. Virtually everything you and your guests might need is here on the doorstep.

The present owners trade on an eight month basis out of choice, and so have continued to enjoy everything about the Lake District which initially drew them here whilst earning a good living with an estimated turnover in the region of £117,000 pa. for 2023/24

The accommodation is arranged over four storeys and includes a guests dining room and eight letting bedrooms, which provide an adaptable array of single, double and family rooms. Six have en-suite shower or bathrooms and two share a shower room but have en-suite WC facilities. The self contained owners accommodation includes a sitting room, kitchen and utility, with two double bedrooms, a large store room and a four piece suite bathroom on the lower floor. The present owners currently rent 8 car parking spaces nearby for the sum of £4,500 pa for use by their guests.

Having undergone a considerable upgrade in 2021 Norwood House was reroofed, and had the majority of windows replaced, and most ensuite shower rooms refurbished with new sanitary ware, as well as a new kitchen fitted.

The Lake District is a great place to work, and an even better one to live in - why not take the opportunity to do both with one move? Come and be tempted.

Accommodation (with approximate dimensions)

Ground Floor

Entrance Porch Light and welcoming with glazed external door.

Entrance Hall

Dining Room 20' 3" x 15' 10" (6.19m x 4.83m) A bright room having a lovely large bay window, high ceiling with coving, a decorative fireplace and with a double radiator. The room comfortably provides 16 covers.



View from Bedroom 6



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 6

Self Contained Owners Accommodation

Owners Sitting Room 48' 10" x 47' 6" (14.9m x 14.5m max) A light and spacious room, perfect for relaxing when "off duty". With a number of integrated cupboards, one of which houses a hot water cylinder, along side drawers and shelving, there is ample storage space. A window seat also provides a further seating option, and there is room to dine. The central cupboards once housed the "dumb waiter".

Office Area A very useful designated office area is allocated just off the kitchen, helping to keep the "work" and "relaxation" areas independent.

Kitchen 8' 9" x 7' 6" (2.69m x 2.30m) Stylish, contemporary wall and base units with complimentary work surfaces, tiled walls and Franke sink and drainer with mixer tap. Featuring integrated Bosch appliances which include a 5 ring gas hob, electric double oven, microwave and extractor hood and fan. Also having a Victor plate warmer and Instanta water boiler.

Utility/ Laundry Room 9' 1" x 8' 6" (2.79m x 2.60m) Housing the Worcester combi boiler, and having plumbing for a washing machine, provision for a tumble dryer, and with useful shelving for storage. Also having a rear external door and stairs leading to the lower ground floor.

Lower Ground Floor

Hallway Two integrated cupboards providing additional storage space, and an external door.

Owners Bedroom 1 13' 1" x 11' 5" (4.00m x 3.50m max) Having a UPVC double glazed window, this double room also has a large adjoining store room - the property is not short on storage facilities.

Store Room A useful room for extra storage. This room could provide a child's playroom or "den" and has seen service as an occasional bedroom in the past, although it has no external window.

Owners Bedroom 2 14' 7" x 8' 2" (4.46m x 2.50m) A double room with window.

Store Having an internal cupboard.

Owners Bathroom Under floor heating.

First Floor Access from the staircase off the main hallway.

Bedroom 1 10' 5" x 7' 10" (3.19m x 2.39m max) A lovely light single room which enjoys a view of the Church spire. A wash hand basin.

WC Tiled walls and WC.

Bedroom 2 15' 4" x 11' 1" (4.69m x 3.40m max) A spacious high ceilinged family room accommodating both a double and single bed, with glimpses of Loughrigg. A built in wardrobe.

En Suite Shower Room

Bedroom 3 16' 4" x 13' 9" (5.00m x 4.20m max) A bright and airy family room with both a King size and single bed, as well



Owners Bedroom 1



Front Courtyard



Ensuite for Bedroom 8



Private Patio

as a built in wardrobe. High ceiling and coving adding to the feeling of spaciousness, and featuring a lovely bay window with view of Wansfell, and space to sit and relax.

En Suite Shower Room

Shower Room A Miraa shower. This room is currently allocated for use by guests staying in Bedrooms 1 and 5.

Bedroom 4 16' 2" x 8' 2" (4.93m x 2.50m) A welcoming double room, having a high ceiling with feature coving adding to the feeling of spaciousness, built in wardrobe.

En Suite Shower Room

Second Floor

Bedroom 5 10' 9" x 8' 1" (3.30m x 2.48m max) A double room having a view of the Church spire.

WC Tiled walls, a wash basin with light/ shaver point.

Bedroom 6 12' 0" x 10' 9" (3.68m x 3.30m max) A double room enjoying a view of Wansfell, built in wardrobe

En Suite Shower Room

Bedroom 7 12' 4" x 10' 9" (3.76m x 3.30m) A double room enjoying a view of Wansfell, built in wardrobe.

En Suite Shower Room

Bedroom 8 12' 5" x 10' 9" (3.80m x 3.30m max) A double room enjoying fell views, built in wardrobe.

En Suite Bathroom

Airing Cupboard Housing the hot water cylinder.

Outside Flagged patio area edged with small shrubs to the front and also having an area of decking and patio to the rear for owners use only, making it ideal for a quiet morning coffee or evening glass of something cooler.

Shed 8' 10" x 4' 3" (2.70m x 1.30m) An excellent additional storage area, with light point, power and a WC.

Shed Further useful storage.

Parking The owners currently rent 8 car parking spaces nearby for the sum of £4,500 pa for guests to use. There are a number of public car parks in and around Ambleside for which annual permits can also be acquired for use by guests.

Note Some of the owners accommodation has a slightly restricted head height.

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators and double glazing.

* Checked on <https://checker.ofcom.org.uk/> 17th October, 2023 – not verified

Tenure Freehold

Council Tax/ Business Rates Owners accommodation - Band A - South Lakeland District Council.

Business Rates - The remainder of the property has a rateable value of £9,000 with the amount payable for 2023/24 being £4,491. Small business rate relief may be available and is enjoyed by the current owners.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Telephone 015394 32800

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

Viewings available 7 days a week including evenings with our dedicated viewing team
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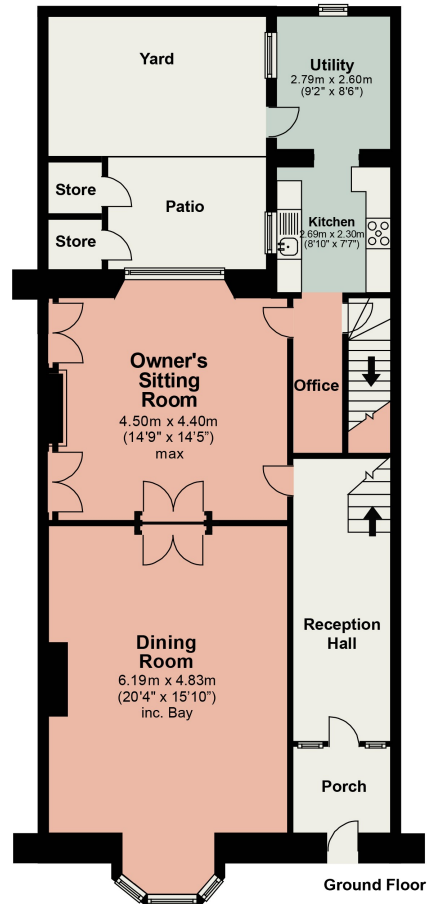
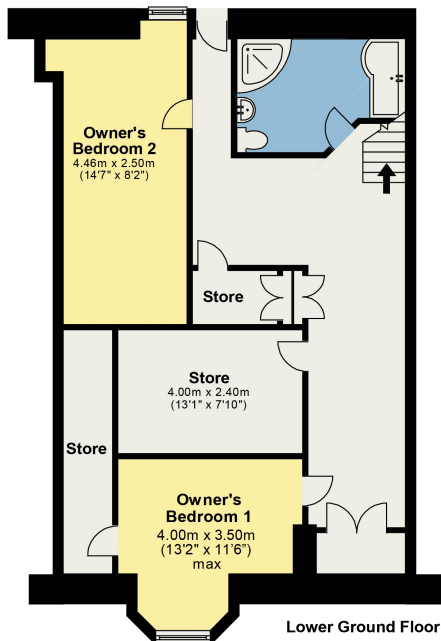
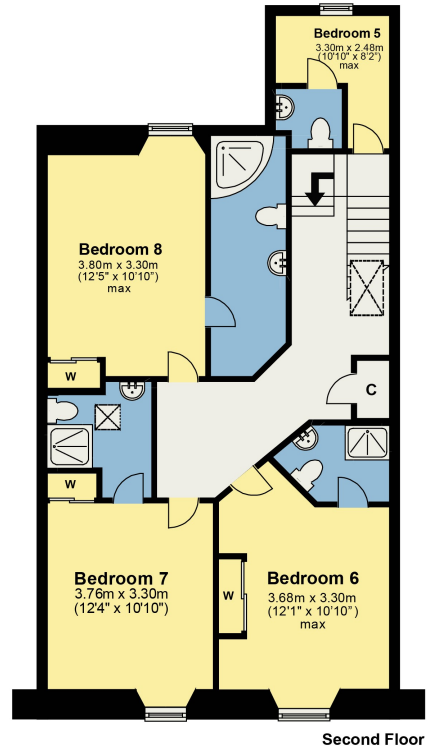
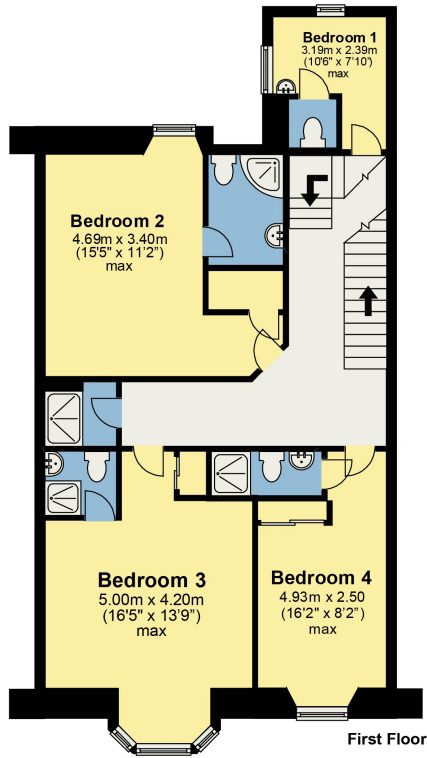
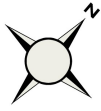


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