

COMMERCIAL

MATTHEWS  
BENJAMIN



# Invergarry Guesthouse

Thornbarrow Road, Windermere, Cumbria, LA23 2EW

Guide Price £695,000

# Invergarry Guesthouse

Thornbarrow Road, Windermere

Invergarry Guesthouse is a beautifully presented Lakeland stone-built property semi detached which stands as an extraordinary opportunity to create a fabulous home. This attractive property built of Lakeland stone elevations under a slated roof, which has been well maintained and modernised by the present owners. Nestled in the heart of Windermere this beautiful property has recently had planning permission granted to turn Invergarry Guest House into a main residential property or indeed a holiday let. Currently a guest house, Invergarry Guesthouse has six beautifully presented bedrooms, with en-suites over three floors. The lower ground floor offers a kitchen living area and laundry room. In addition, there is a separate, modern purpose built one-bedroom self-catering holiday let known as the Bird House, which could be used as owners accommodation or to let out separately. The property benefits from UPVC double glazing throughout, Gas fired central heating, an open fireplace to the lower ground. Outside there is private parking for one car but plenty of unrestricted on street parking and a private gravelled seating area to the rear.

Invergarry Guesthouse is midway between the villages of Bowness and Windermere providing only a short stroll to either village. Both thriving and bustling villages offer a wide variety of amenities, shops, cafes, and restaurants as well as a theatre. For everyday requirements, there are a bus route, doctors' surgery and primary school within walking distance of the property.



## Accommodation

Steps lead up to the front door

### Hallway

Spacious hallway with coving, with stairs going up to the first floor.



### Room 2

A spacious double room with a bay window overlooking the front of the property. There is a wall mounted TV, radiator and coving to the ceiling. Full tea & coffee making facilities and an en suite shower room.



### Room 1

At the rear of the property there is a large double room with a large window and space for a small sofa. Full tea and coffee making facilities, wall mounted TV and a fully tiled ensuite bathroom with shower over.



### Room 3

Triple room located at the rear of the property with a double and a single bed. A large window, wall mounted TV and tea and coffee making facilities. There is also an ensuite shower room.



### Room 4

A further double room with a window overlooking the front of the property. wall mounted TV and tea and coffee making facilities. There is also an ensuite shower room.

Stairs lead up to second floor

### Bedroom 5

Double room with window offering roof top views. Full tea & coffee making facilities, wall mounted TV and an en suite shower room.



### Bedroom 6

Double room with window offering roof top views. Full tea & coffee making facilities, wall mounted TV and an en suite shower room



From the first-floor stairs lead down to the lower ground floor hallway

### Hallway

Has a wall mounted gas boiler

### Kitchen

A large kitchen fitted with a good range of cream shaker style wall and base units with wood effect work top. The room has good light with two windows one looking out to the front and the other looks out to the side. There is a free standing dishwasher and washing machine and a large Cookmaster range cooker, with 7 ring gas top and 3 ovens and a warming drawer underneath and an extractor Fan over.

### Sitting room/Office

A sizable room which is currently used as a sitting room/office space with double glass doors out to the rear garden area. There is a traditional open fireplace with a dark wooden surround and decorative tiling. Alcoves to either side of the fireplace, one of which is shelved.

### Laundry room

A walk in room with a washer and shelves to store the laundry. There is a window.





### Outside

At the rear there is a present shared gravelled area shared with the Bird House, with space for outdoor furniture. There is also a stone outbuilding and a separate wooden shed for storage. A driveway offers private parking for one car currently allocated to the Bird House.

### Bird House

This purpose-built detached apartment has an open plan fully equipped kitchen, dining and living area, all of which are bright and airy with high quality fittings and fixtures. The Kitchen is equipped with dishwasher, built in oven and hob, microwave oven, kettle, toaster, and fridge freezer. There's also a breakfast bar for informal dining. The living area has a cozy leather sofa, a large flat screen 50" TV & an electric fire. The bedroom has a double bed and a flat screen TV, wardrobe, and storage space as well as a fitted dressing table. The Ensuite leads from the bedroom and includes a rain shower and Jacuzzi bath. Double

French doors open from the living areas to a sun trap outside seating.

### Tenure

Freehold

### Business rates

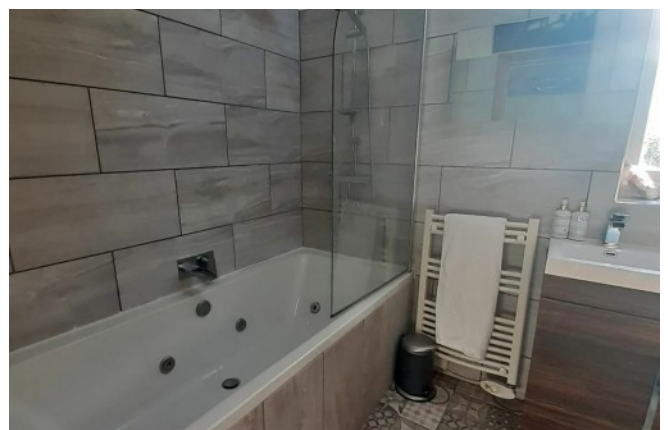
Current rateable value (1 April 2023 to present)  
£6,600

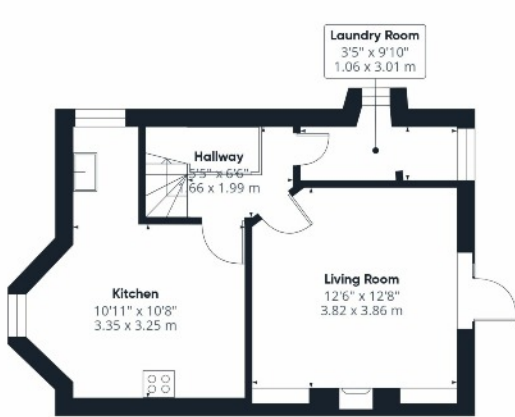
### Services

all mains connected.

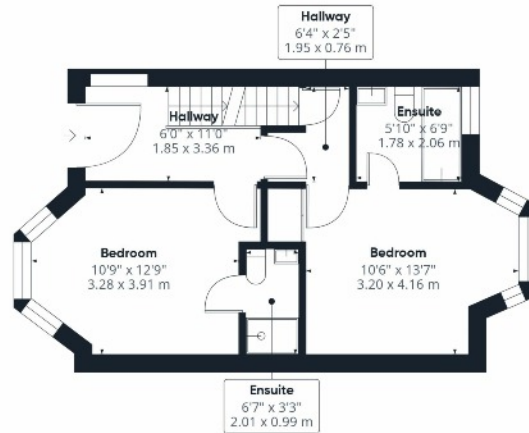
### Directions

From Windermere head towards Bowness on the Lake Road, continue for approximately ½ mile and after the Windermere Health Centre take a left onto Thornbarrow Road, Invergarry Guesthouse can be found on the left handside.

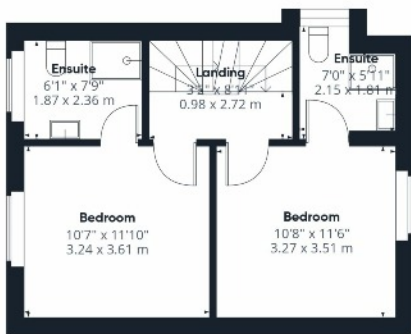




Floor 0 Building 1



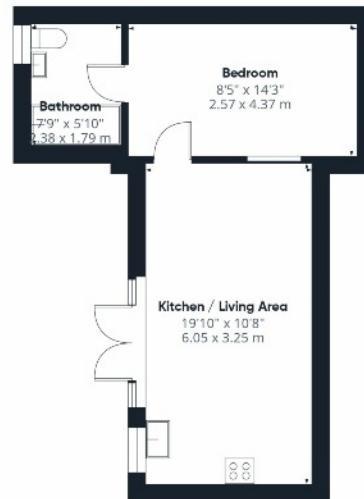
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1900 ft<sup>2</sup>  
 176.5 m<sup>2</sup>

Reduced headroom

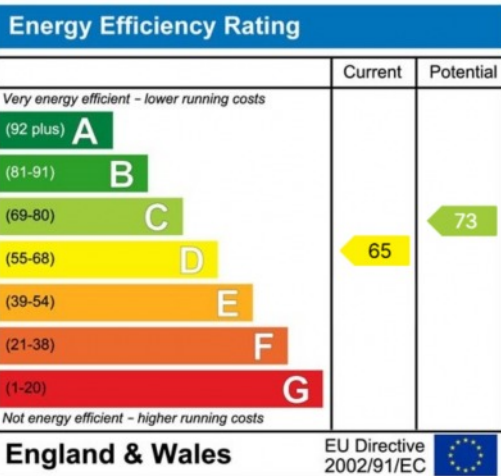
1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

