

COMMERCIAL

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Elim House

Biskey Howe Road, Bowness-on-Windermere, LA23 2JP

Price £249,000 Leasehold

Elim House

Biskey Howe Road, Bowness-on-Windermere

Elim House is a beautiful traditional stone built Lakeland property, in a superb location just off the main street of Bowness. Improved and upgraded by the present owners in their 4 year ownership now providing a well presented and appointed B&B operation with an established trading history, fully operational with 9 en-suite guest bedrooms. The accommodation comprises of 6 en-suite guest bedrooms in the main part of the house with guest breakfast room and ground floor private owners lounge and bedroom. To the side of the main house is a Coach House which has been converted into 3 double en-suite bedrooms used for guest accommodation with a large workshop, storage and laundry rooms below.

The business operates all year round on a bed and breakfast basis and has established itself over the 4 years of ownership attracting repeat business with tariffs ranging between £89 to £120. More details of the guest house can be found on the owner's website www.elimhouse.co.uk

Located in a prime trading position close to the centre of Bowness village with its wide range of shops, restaurants and attractions including the lake shore of Windermere and cruises from Bowness Bay. Bowness is a very popular year round resort with exceptional demand. Elim House is situated only a few hundred yards off the main street into Bowness with established attractive gardens to the front, as well as free parking on Biskey Howe Road, to the front of the property. There is additional designated parking to the rear of the property. This well positioned B&B business offers an excellent base for guests to explore the heart of the Lake District with transport links close by including a railway station in Windermere and easy links out to the M6 motorway.





Directions

From our Windermere office in Ellerthwaite Square head towards Bowness on the Lake Road and entering Bowness passing Aqua hairdressers on the right, take the next left into Biskey Howe Road. Elim House is the first property on the left hand side of the road clearly signposted.

Accommodation

Leading off Biskey Howe Road, attractive gardens, a patio area lead to the front entrance.

Entrance Hall

Guest reception hall with attractive cornice moulding.



Guest Breakfast Room

Splendid room with feature timber sash bay window over looking the garden, cornice mouldings, delft shelf rail and newly fitted, attractive wood effect flooring.



Kitchen

Well equipped kitchen with a range of modern wall and base units, incorporating stainless steel sink and drainer. Cooker & grill with industrial extractor fan over, dishwasher, fridges, freezer. Rear timber sash window and rear door to courtyard.

Owners Private Lounge

A sunny sitting room, at the front of the property with timber sash window and central fireplace. Currently used as sitting room for owners.

Owners Private Bedroom

Good size Double bedroom, located at the rear of the property. The room has a , fitted shower cubicle and separate WC with wash basin. Rear timber sash window.

First Floor

Half landing with shower room.

Bedroom One

Possibility as an extra owners bedroom but suitable for a variety of uses. Currently used as storage area,.



Bedroom Two

Four poster guest bedroom with timber sash window and en-suite shower room.

Bedroom Three

Large four poster guest bedroom with feature bay window overlooking garden, en-suite shower room.

Bedroom Four

Large Four poster guest bedroom with two sash windows, en-suite shower room.

Second Floor

Half landing with separate WC, laundry cupboard and room currently used as a good sized office.

Bedroom Five

Double guest bedroom with views of the gardens, en-suite shower room

Bedroom Six

Double guest bedroom with views of the fells and gardens, en-suite shower room

Bedroom Seven

Twin/super king guest bedroom with en-suite shower room.

Laundry Room

Currently has laundry facilities and is used as linen storage.

Coach House Annexe

To the rear of Elm House is an adjacent annex which has been converted into three double guest bedrooms with ensuite facilities on the first floor. The lower floor provides a very useful workshop and laundry room with fitted commercial washer and dryer, which are currently leased by the vendor.





Outside

To the front of the south facing property the garden is a well tended mix of shrubs providing plenty of colour and a patio area enjoying a sunny aspect, a pleasant area to sit and relax.

To the rear of Elim House is courtyard plus access to cellarge beneath the main house. There is private parking for 4 cars off Elim Grove, just outside the courtyard.

Services

All main services connected. Gas central heating throughout the main house. The Coach house has modern electric convection radiators

Tenure

The property is held on a 10 year FRI lease from July 2017 from the landlords Rayrigg Estates. The passing rent is £20,000 per

annum . This includes the parking spaces which are not under a separate lease but included in the main (only) lease.



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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.