



# Cambridge House

9 Oak Street, Windermere, LA23 1EN

Guide Price £625,000



# Cambridge House

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Built in 1873, Cambridge House is a delightful Lakeland stone property, located on a prominent corner in the center of Windermere village. A well established guest house, which has been established since the early 1900's as a private Guest House, the present owners have been running the business for over 18 years and have certainly put their own stamp on the establishment during this time. This includes updating the guest rooms and en-suite facilities, new windows throughout and all-round excellent presentation of all the bedrooms. The business has 6 en-suite contemporary style letting bedrooms, 1 suite with private sitting room/ extra bedroom and a private owner's bedroom. The rooms are well equipped, all fitted with en-suite showers, flat screen TV's, with Netflix and Amazon Prime, tea and coffee making facilities. Trading up to the VAT threshold this is an ideal business for those wishing to make a life style change and start on the Bed & Breakfast ladder.

The property is very conveniently located lying within yards of the bustling and popular village of Windermere offering a very convenient central location with the shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.







### Accommodation

Front door leads into hallway which gives access to stairs to first floor and all ground floor rooms.

### Kitchen

A comfortable sized kitchen, refurbished only a few years ago. There is ample wall and base units in white, partially tiled splash backs and a coordinating laminate work top. A large cooker with a five ring gas hob, double oven and extractor hood over. Several integral appliances including dishwasher, two fridges and microwave. There is a wall mounted Lincat grill and a wall mounted gas fired boiler for central heating and hot water system.



### Snug/Office

Leading off the kitchen, is a dual purpose room currently used as an office space and snug. There is a UPVC external stable door out onto Havelock Road. A door also leads through to a laundry room.

### Laundry Room

This practical space offers ample space for washer and dryer and has plenty of shelving for linen storage.

### Breakfast Room

Located at the front of the property this light and bright room makes the perfect space to host breakfast. A square bay window with traditional style sash windows makes a very comfortable window seat. The vendors currently only offer continental breakfast in the rooms, however there is ample space for up to 14 covers, should you choose to serve a traditional style breakfast.





## Owner's Bedroom

Spacious double room, with ensuite facilities, with shower, WC and hand basin and a spacious dressing area, flooded with light from the Velux window.

Stairs from the hallway lead down to;

## Basement Suite

This private, beautifully presented suite proves very popular with the guests, designed to offer flexible accommodation which includes both a double bedroom and living space with sofas, which double up as extra bed space and a dining table. There is also a newly refurbished en suite facility and windows looking out to the street level.

Stairs lead up to the First Floor;

A wide landing gives access to all the guest bedrooms and has a handy storage cupboard with shelving.

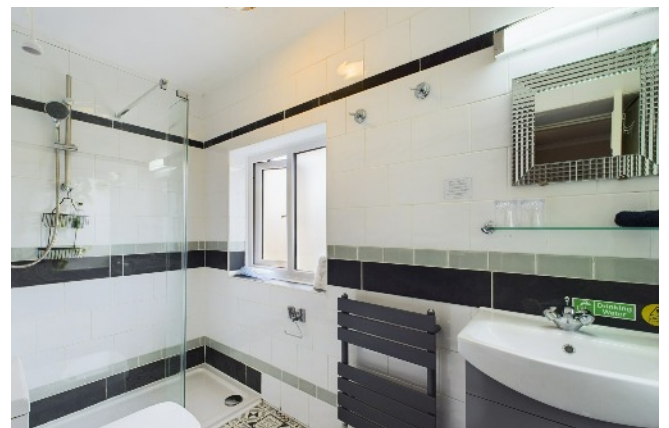
## Guest Bedrooms

Spread across three levels, each of the 6 bedrooms feature en-suite shower rooms, all of which have been renewed to a high standard. The letting rooms are contemporary, beautifully and individually presented with attractive detailing enhanced with soft furnishings. There are a variety of room options available for guests to choose from when making a reservation including standard double rooms, twin or triple rooms and one suite. Further information and details about the rooms can be obtained from the business website [www.cambridgehousewindermere.co.uk](http://www.cambridgehousewindermere.co.uk)

## Outside

Front walled garden, with pathway and steps giving front door access. This is a pleasant area, at the front of the property. There is an abundance of beautiful flowers and a couple of garden seats, perfect place to sit out, relax and enjoy the sun. Cambridge House has been a Gold award winner (Guest accommodation) for Windermere in Bloom several times.

Please note there is no private parking with this property but the owner does have three guest permits and also one owner's permit for parking in Zone A (includes Oak Street, Havelock Road, Woodland Road, Beech Street and Hazel Street).







### Directions

From our Windermere office, on foot, cross over the main road and head towards the Co-op (Oak Street), turn right and Cambridge House can be seen on the left-hand corner, being on the corner of Havelock Road.

### Rateable Value

£8,500.00. Actual amount payable £4,241.50. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

### Services

Mains water, gas, electric and drainage.

### Tenure

Freehold.

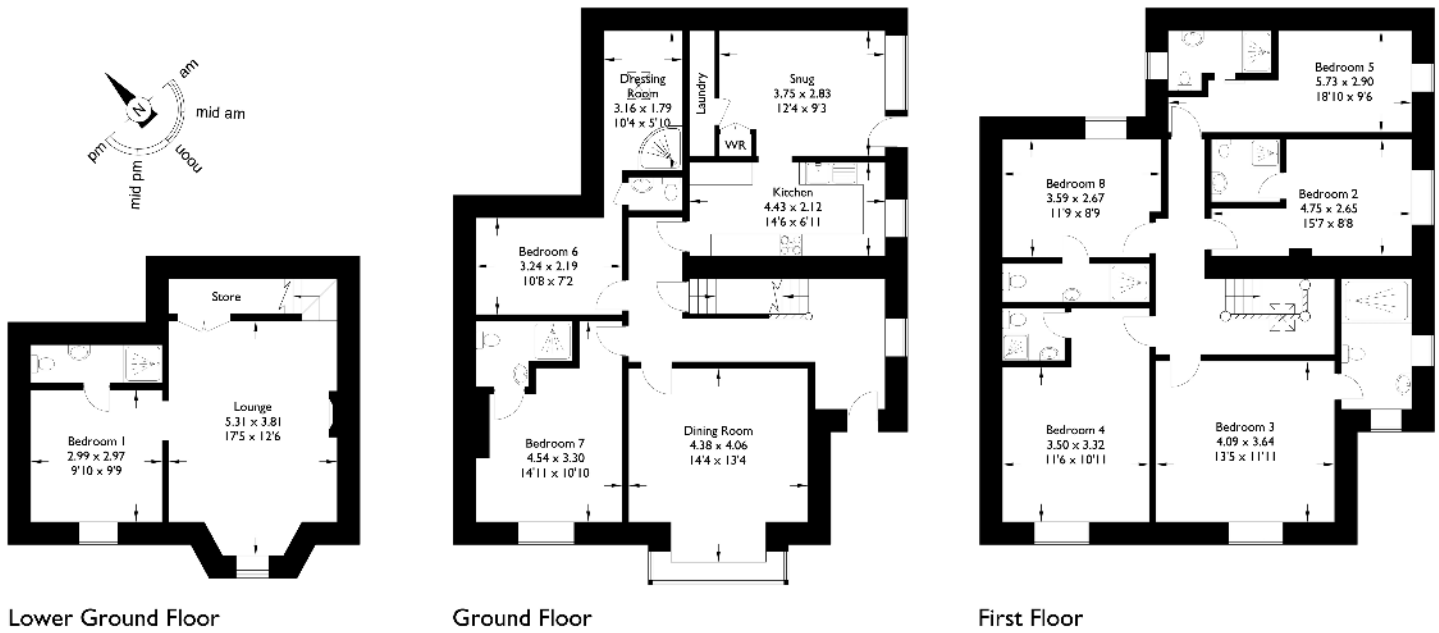
### Council Tax Band

A (Owners accommodation)

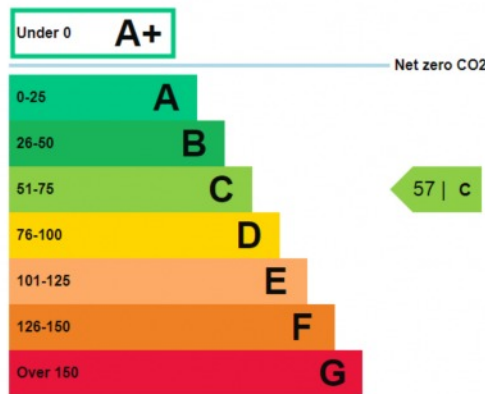


# Cambridge House

Approximate Gross Internal Area : 212.09 sq m / 2282.91 sq ft  
 Total : 212.09 sq m / 2282.91 sq ft



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



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.