

COMMERCIAL

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# Lattendales Guest House

Compston Road, Ambleside, LA22 9DJ

Guide Price £620,000



# Lattendales Guest House

Compston Road, Ambleside, LA22 9DJ

A substantial and traditional Lakeland Victorian property boasting a well proportioned seven bedroom guest house, five of which are en suite spread over three floors, with three reception rooms and a basement offering additional potential to utilize further.

This property has retained some of the attractive original features and although the property has been in the same ownership for many years, Lattendales is beautifully presented and decorated providing highly versatile and spacious accommodation. There has been recent replacement of the dormer window lead valleys front and rear and also the chimney stack top.

The welcoming guest house has been run as a successful Bed & Breakfast for many years and the current owners are in the process of applying for planning permission to enable potential buyers to purchase the property as a residential home or holiday let.

Located in the centre of this highly popular Lakeland town on Compston Road, enjoying easy level access to all amenities including a wide variety of shops, restaurants, post office etc. Enjoying nearby Rothay Park playing fields and sporting facilities, primary school and Churches, whilst having endless fell and country walks from the door step.





## Accommodation

### Vestibule

Original Victorian feature mosaic tiled floor and internal door leading to:

### Inner Hallway

Spacious hallway, original Victorian feature mosaic tiled flooring, original banister rail and open staircase to first floor.



### Dining Room/Living Room

Lovely spacious room with large bay window, feature fireplace with marble effect surround and mantel. Double doors leading to:



### Private Lounge

Feature fireplace with slate stone surround and mantel. Recessed shelving and cupboard, TV point and double doors leading to:



### Sun Room

Tiled flooring, shelved walls and patio doors leading to rear garden.



### Owners Bedroom

Accessed from the rear garden offering a good sized bedroom with built in wardrobe space:

En suite shower room comprising of WC, Redring electric shower, vanity wash hand basin, fully tiled walls and flooring.



### Kitchen

An ample selection of wall and base units with laminate kitchen work tops, Range master cooker with gas hobs and Stoves extractor. Two stainless steel sink units, freestanding dishwasher, fridge freezer, washing machine and tumble dryer. Shelved walls and wall mounted Worcester gas boiler. Vinyl flooring. Stairs leading down to:



### Basement

A spacious room with bay window and vinyl wooden flooring. Stairs leading up to:



## First Floor Half Landing

### Separate Cloakroom

Tiled flooring and WC. Great outlook over St Mary's Church towards Loughrigg.



### Additional Bathroom

Three piece white suite comprising of panelled bath with Triton electric shower over, WC and wash hand basin. Vinyl flooring. Great views over St Mary's Church towards Loughrigg.

### Storage Cupboard

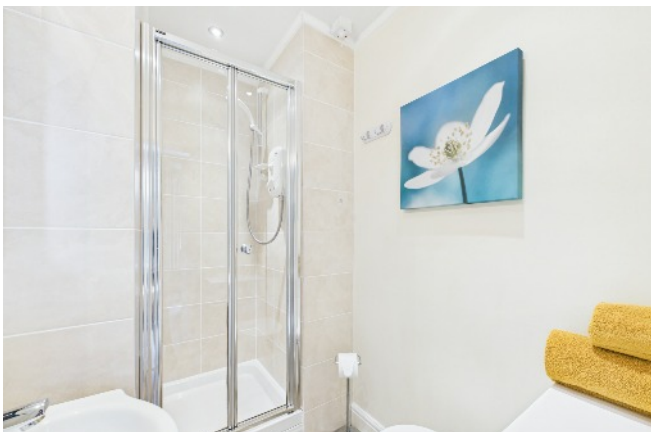
Housing hot water cylinder.

## First Floor Landing



### Bedroom One

Well proportioned double room with a sunny aspect. Outlook to St Mary's Church towards Loughrigg.



### En suite Shower Room

Mira corner shower cubicle, vanity wash hand basin, WC, tiled walls and vinyl flooring.

### Separate Cupboard

Shelved linen cupboard.



### Bedroom Two

Generous double room with large bay window, vanity wash hand basin and towel rail.



### En suite Bathroom

Bath with handheld shower attachment, WC, part tiled walls and vinyl flooring.



### Bedroom Three

Sizeable single room, pedestal wash hand basin and TV point.







## Second Floor Landing

Large velux window and loft hatch.



## Bedroom Four

Excellent double room with vanity wash hand basin and great outlook over St Mary's Church and towards Loughrigg.



## En suite Bathroom

WC, bath with hand held shower attachment, part tiled walls and vinyl flooring.



## Bedroom Five

Double room, wash hand basin with vanity unit, outlook to village and Wansfell.



## En suite Bathroom

Bath with handheld shower, WC, part tiled walls and vinyl flooring.



## Bedroom Six

Sizeable single room, pedestal wash hand basin and TV point.



## Outside

The property benefits from a small enclosed courtyard with pedestrian access out onto the service lane. This leads out onto Compston Road and Vicarage Lane. The front of the property has a small paved area and the property has the added bonus of two parking permits and the current owners buy additional permits for guests from Westmorland and Furness Council.





### Directions

From the centre of the village proceed onto Compston Road by foot and the property can be found on the left hand side prior to Stiles Coffee shop.

**What3Words:**///reviewed.unheated.nitrate

### Services

All services are connected. Gas central heating.

### Tenure

Freehold. Vacant possession upon completion.

### Council Tax Band

A

### Rateable Value

£6,400.00. Actual amount payable £3,136.00. 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 Westmorland and Furness Council 01539 733333.

### Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)



Floor -1



Floor 0

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

1972 ft<sup>2</sup>

183.2 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

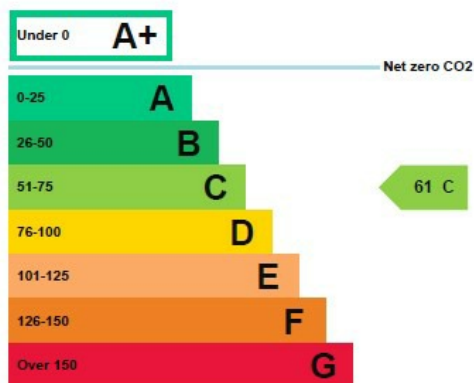
Reduced headroom

..... 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

This property's energy rating is C.



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.