



**HACKNEY
& LEIGH**

Windermere

£829,000

St Johns Lodge, Lake Road, Windermere, LA23 2EQ

Discover the perfect blend of residential comfort and investment opportunity with this exquisite Lakeland stone and slated 8/9 bedroom home, all with ensembles, offered over 4 floors situated in the heart of Windermere. This versatile property currently set up as a Bed & Breakfast but now having the benefit of planning permission for change of use to holiday letting or rent multiple units on short -hold tenancy agreements.

Quick Overview

Traditional Lakeland stone building
8/9 letting bedrooms with ensuite shower rooms
2 Reception rooms
Sold with planning permission for holiday letting
or short-hold tenancy
Private garden
Opportunity to change use
In excellent decorative order throughout
Close to all amenities, transport and schools
Off Street Parking
**Ultrafast Fibre Broadband



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Ultrafast
Fibre
Broadband



Off street parking

Property Reference: W6364



Residents living area



Dining area



Kitchen



Dining area

The accommodation is arranged over 4 floors, the lower ground floor consisting of an industrial kitchen with all the appliances and culinary equipment to ensure the guests have a great dining experience. The residents dining room is adjacent to the kitchen and the owners bedroom 1 and ensuite are further down the hallway and you can find letting bedroom 1 with ensuite shower room.

The ground floor offers residents lounge, well lit and spacious, the owner bedroom 2 with ensuite, the office and adjacent is letting bedroom 3 with ensuite.

Heading to the first floor where you are presented with the letting bedrooms 5, 6, 7 and 8, well presented and all offering ensuite accommodation. There is also a linen store on the landing.

Ascending to the second floor you will find letting bedroom 10 and 11 with ensuite shower rooms.

Beyond the interiors, the property is complemented by private outdoor space for the owners and off street parking for the guests.

The property has had extensive refurbishment undertaken since the owner bought the property in 2014. The result is that the property is extremely well presented with high end finishes. The property also has been granted planning permission, allowing change of use as Bed and Breakfast, a single let building for holiday let, and term lets such a multiple tenants on short-hold tenancy agreements with planning number 7/2026/5028 making this a ideal investment as it is in a prime trading location.

Accommodation: (with approximate measurements)

Ground Floor

Porch

Hallway

Sitting Room 16' 8" x 12' 7" (5.08m x 3.86m) Fully furnished residents living area with fire place for the chilly evenings.

Office 9' 9" x 7' 5" (2.97m x 2.26m)

Bedroom 3: 24' 4" x 11' 10" max plus ensuite (7.42m x 3.61m) A large room with 3 piece ensuite

Owners Bedroom 2: 12' 6" x 10' 7" including ensuite (3.81m x 3.23m) With 3 piece ensuite

Lower Ground Floor:

Owners Bedroom 1: 14' 11" x 11' 10" (4.55m x 3.61m) Double sized bedroom with 3 piece ensuite

Bedroom 1: 12' 1" x 11' 10" inc ensuite (3.68m x 3.61m) 3 piece ensuite with WC.

Dining Room: 17' 3" x 12' 5" (5.26m x 3.78m) Fully equipped residents dining area

Kitchen: 16' 0" x 9' 9" (4.88m x 2.97m) A fully equipped commercial kitchen

Bedroom 5: 24' 5" x 11' 10" (7.44m x 3.61m) 3 piece ensuite with walk in shower

Bedroom 6: 10' 11" x 9' 8" (3.33m x 2.95m) 3 piece ensuite with WC, shower and pedestal washbasin and TV point.



Living area



Kitchen



Letting bedroom 6



Letting bedroom 4



Letting bedroom 9



Office

Bedroom 7: 12' 6" x 10' 7" (3.81m x 3.23m) 3 piece ensuite with WC.

Bedroom 8: 17' 2" x 10' 8" into bay inc ensuite (5.23m x 3.25m) Bay window and 3 piece ensuite

Linen Room: 9' 0" x 6' 5" (2.74m x 1.96m)

Bedroom 10: 10' 6" x 10' 5" plus ensuite (3.2m x 3.18m) 3 piece ensuite with WC

Bedroom 11: 15' 3" x 10' 5" plus ensuite (4.65m x 3.18m) 3 piece ensuite with WC

Outside: Car parking to the front and side if so desired. There is also public parking across the road which guest use. Private outside entertainment area for owners.

Property Information:

Business Rates: The property has a Rateable Value of £12,250.00 with the amount payable for 2025/ 2026 being £6,272.00.

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

Services: Mains water, gas, drainage and electricity. Gas fired central heating from 2 boilers, aided by solar panels. Partial double glazing.

Tenure: Freehold. Sold with the benefit of advance bookings.

what3words & directions: directions:
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Situated in a prime main road trading location on Lake Road, between the busy Lakeland villages of Bowness and Windermere often historically known as the "golden mile" for these types of businesses. From Windermere proceed down Lake Road, St John's Lodge is approx. 25m past Baddeley Clock, opposite the former St Johns Church which is now converted into flats.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Letting bedroom 10



Parking



Dining area



Owners garden area

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015394 44461** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



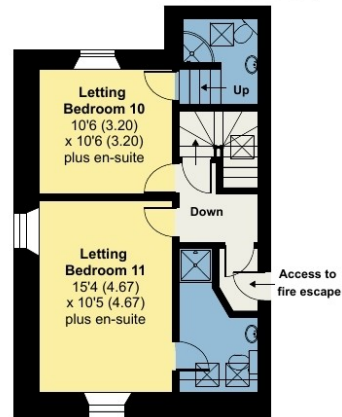
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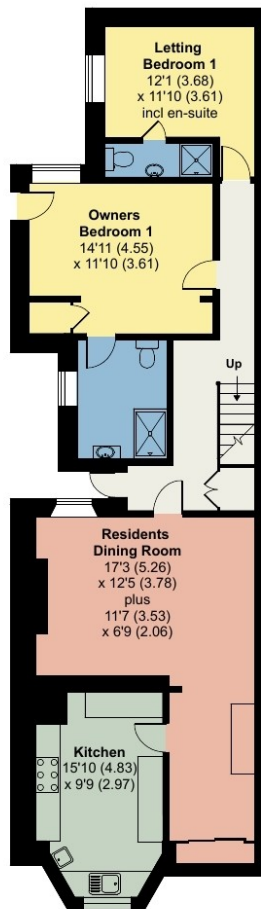
St Johns Lodge, Lake Road, Windermere, LA23

Approximate Area = 3614 sq ft / 335.7 sq m

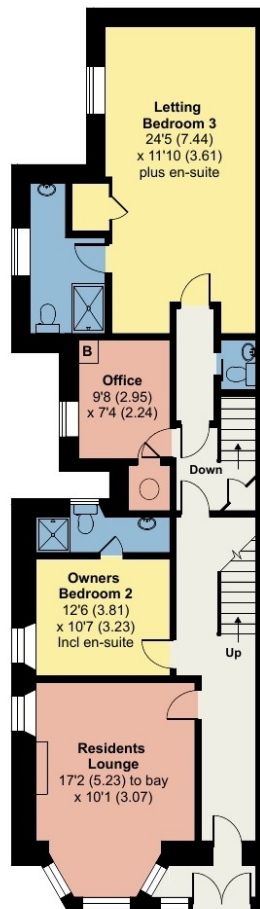
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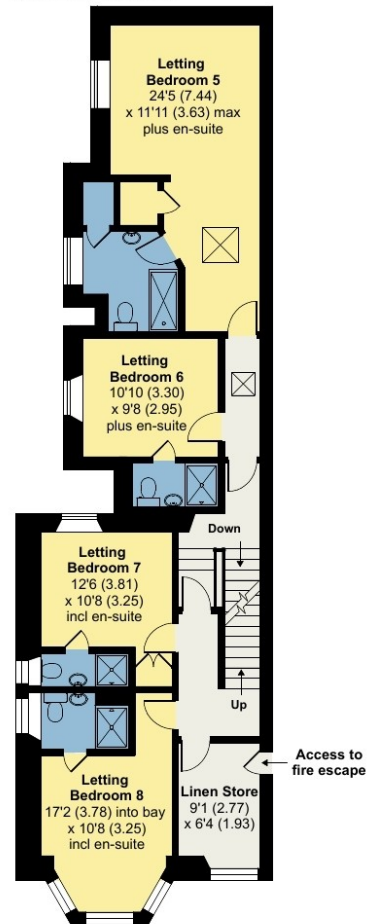
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hackney & Leigh. REF: 809219

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