



Brook Road

£1,300,000

The Coppice Guest House, Brook Road, Windermere, LA23 2ED

Sitting quietly in an elevated and prominent position between Bowness and Windermere centres, The Coppice is a delightful, detached Victorian property built in the traditional Lakeland style. This spacious house enjoys 13 letting bedrooms, with 3 bedrooms being self-contained giving any buyer the opportunity to utilise this space as owners accommodation instead if so desired. The property has the added benefit of ample off road parking and beautiful landscaped gardens.

Quick Overview

Perfect central location

In great decorative order

Currently a 13 letting bedroomed detached guest house

Opportunity to redesignate 3 letting rooms to create self contained owners accommodation

1 Reception room & 13 ensuite bedrooms

Close to amenities

Front & rear gardens

Ample off road parking

Highly rated on Trip Advisor

*Superfast fibre broadband available



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Property Reference: W6219



Dining Room



Ordnance Survey Ref: 01216845



Bedroom 6



Dining Room

Description: Sitting quietly in an elevated and prominent position between Bowness and Windermere centres, The Coppice is a delightful, detached Victorian property built in the traditional Lakeland style. This spacious house enjoys 13 letting bedrooms, with 3 bedrooms being self-contained giving any buyer the opportunity to utilise this space as owners accommodation instead if so desired. The property has the added benefit of ample off road parking and beautiful landscaped gardens.

Location: From Hackney & Leigh's Windermere office, continue down towards Bowness on New Road and The Coppice will be seen prominently on the left side of the road at the junction with Brook Road.

Property Overview: Situated in what is accepted as one of the best trading positions in the Lake District, The Coppice is a beautiful detached 10 bedrooed guest house which has been configured by the current owners to give 3 additional letting bedrooms, making it now a 13 bedrooed property with the opportunity to revert back to owners accommodation if necessary.

As you step through the expansive porch and entrance hall, you are immediately welcomed by a warm and inviting atmosphere that sets the tone for the entire residence.

The ground floor boasts two generously sized letting bedrooms, each designed to offer a cosy retreat for guests. These rooms are thoughtfully arranged to ensure privacy and comfort, making them perfect for short stays or extended visits. The large residents' dining room is a standout feature, offering ample space for guests to enjoy their meals in a communal setting. Moving into the well-appointed kitchen, equipped with modern appliances and plenty of counter space, it's perfectly suited for preparing anything from a simple cup of tea to a full-course meal. Completing the ground floor is an office/utility space, offering the flexibility to manage the day-to-day operations of the guesthouse or serve as a private workspace.

On the first and second floor, you'll discover a collection of beautifully appointed bedrooms with ensuite shower rooms, each offering its own unique charm. Bedroom 1 stands out with its additional indulgent bath situated within the room and bedroom 5 is a highlight, featuring a modern jacuzzi bath. Linen cupboards are also situated on both floors.

Heading back outside and next door to the previous owner's accommodation, bedroom 11, a serene retreat boasting its own private rear garden and ensuite shower room. Bedroom 12 also continues to impress with its modern en-suite shower room, providing convenience and comfort. Finally, venture upstairs to discover Bedroom 13, a true gem in this property's crown. This spacious suite not only offers a restful night's sleep but also features its own private ensuite bathroom and sitting room, where guests can unwind with a good book or enjoy a quiet evening in front of the television.

Outside the property benefits from a small boiler room/cupboard, ample off road parking and beautiful gardens. This property is more than just a



Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

home; it's an opportunity to create a thriving business in a sought-after location. With its blend of privacy, comfort, and being close to all amenities and transport, it promises to be a hit with guests seeking a memorable stay.

Accommodation: (with approximate measurements)

Entrance Porch

Bedroom 9 13' 7" x 12' 10" inc ensuite (4.14m x 3.91m)

Ensuite Shower Room

Bedroom 10 12' 10" max x 11' 5" max, inc ensuite (3.91m x 3.48m)

Ensuite Shower Room

Residents Dining Room 29' 6" overall x 13' 2" max (8.99m x 4.01m)

Office 8' 5" x 7' (2.57m x 2.13m)

Kitchen 12' 10" x 10' 6" (3.91m x 3.2m)

Rear Porch 8' 6" x 8' 3" (2.59m x 2.51m)

Stairs to first floor

Bedroom 1 14' 4" x 13' inc ensuite (4.37m x 3.96m)

Ensuite Bathroom

Bedroom 2 13' 10" x 12' 10" inc ensuite (4.22m x 3.91m)

Ensuite Shower Room

Bedroom 3 12' 11" x 10' 7" inc ensuite (3.94m x 3.23m)

Ensuite Shower Room

Bedroom 4 12' 11" x 10' 7" inc ensuite (3.94m x 3.23m)

Ensuite Shower Room

Bedroom 5 12' 11" max x 10' 6" plus ensuite (3.94m x 3.2m)

Ensuite Bathroom

Stairs to second floor

Bedroom 6 13' 11" max x 11' max, plus ensuite (4.24m x 3.35m)

Ensuite Bathroom

Bedroom 7 12' 1" x 10' 6" inc ensuite (3.68m x 3.2m)

Ensuite Shower Room

Bedroom 8 14' 6" max x 13' 11" inc WC & ensuite (4.44m x 4.24m)

Ensuite WC

Ensuite Shower Room

Separate external access which would become owners accommodation:

Entrance Hall

Utility/Office Area 10' x 5' 10" (3.05m x 1.78m)

Bedroom 11 15' 10" x 9' 9" inc ensuite (4.83m x 2.97m)

Ensuite Shower Room

Bedroom 12 12' 11" x 10' inc ensuite (3.94m x 3.05m)

Ensuite Shower Room

Stairs to first floor

Landing Area 14' 5" x 6' (4.39m x 1.83m)

Suite Sitting Room 14' 6" max x 12' 10" max (4.42m x 3.91m)

Letting Suite Bedroom 19' 2" x 12' inc ensuite (5.84m x



Bedroom 4



Bedroom 5



Bedroom 7



Bedroom 8



Bedroom 9

3.66m)

Ensuite Bathroom

Property Information:

Services: Mains gas, drainage, water and electricity.

Tenure: Freehold (Vacant possession upon completion).

Business Rates: Rateable value of £19,000 with the amount payable of £9,310 for 2024/25. Small business relief may apply.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales office.

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

What3Words: ///seagull.treaty.quilting

Mobile Coverage: EE, Vodafone & O2 - Limited.

Anti-Money Laundering Regulations: 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

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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A thought from the owners...

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