



## Windermere

**£745,000**

Beechwood, Beresford Road, Windermere, Cumbria , LA23 2JG

Discover a unique opportunity with this charming Victorian property perfectly positioned in the picturesque village of Bowness on Windermere. Currently arranged as a 6 bedroomed guest house but with planning permission to either be a guest house, holiday let house or main residence.

### Quick Overview

Perfect central location

Planning permission reference: 7/2023/5639

6 Bedroomed semi-detached guest house

3 Reception rooms & 6 bathrooms (5 ensuite)

Cellar

Close to amenities

In good decorative order

Lakeland fell views

Off road parking for several cars

\*Superfast fibre broadband available



6



6



3



C



Superfast  
Fibre  
Broadband



Ample Off Road  
Parking

Property Reference: W6180



Living Room



Dining Room



Proposed Dining Room



Bedroom 1

**Location:** To find the property continue from Windermere towards Bowness on Lake Road passing the Craig Manor Hotel and Beresford Road is soon after on the left with Beresford's Restaurant on the corner. Beechwood can be found on the left hand side on the corner of the turn in to South Craig.

**Property Information:** Beechwood Guest House is currently a 6 letting bed roomed Guest House with an interconnected owners house to the rear. This is the current arrangement but on the 6th December 2023 planning permission was granted to divide into 2 separate units, Beechwood (Unit 'B') to the front and Barton House (Unit 'A') to the rear/side.

Beechwood is the front 'guest house' part and can be:

- a) A guest house
- b) Short term holiday letting
- c) Main residence (occupied continuously for a minimum period of 6 months in every 12 month period).

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The guest house boasts a series of well-appointed rooms, each thoughtfully designed to provide comfort and relaxation for guests.

The ground floor boasts three versatile reception rooms, each filled with natural light and offering a range of possibilities to suit your lifestyle with 2 currently being used as living areas and the other being a spacious dining room perfect for hosting breakfast gatherings. The ground floor also features a convenient shower room before venturing downstairs to the expansive cellar, offering ample storage space. It is perfect for housing all your seasonal decorations, sports equipment, or even a burgeoning wine collection. The cellar provides a practical solution to keep your home clutter-free, ensuring that everything has its place.

Moving up to the first and second floor, there is convenient storage space plus 6 inviting bedrooms each offering their own views of the local village and surrounding fells, ample space for relaxation and 5 bedrooms being ensuite. Outside is ample parking for several cars.

A full copy of the planning permission can be viewed on request or alternatively searched on the Lake District National Park Authority website planning section with reference 7/2023/5639. The owners have undertaken some of the work required for the two separate units and intend to finish this prior to the change in ownership.

The adjoining property of Barton House is also available for £485,000 and has planning permission to be a holiday let or main residence.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Living Room** 19' 10" into bay x 13' 10" (6.05m x 4.22m)

**Dining Room** 14' 1" x 13' 3" plus bay (4.29m x 4.04m)

**Proposed Dining Kitchen** 22' 1" x 14' 0" max (6.73m x 4.27m)

**Cloakroom/WC**

**Stairs to lower ground floor**

**Cellar** 13' 0" x 10' 9" (3.96m x 3.28m)

**Stairs to first floor**

**Bedroom 1** 16' 2" max x 13' 9" max ind ensuite (4.93m x 4.19m)

**Ensuite Shower Room**

**Bedroom 2** 14' 3" x 13' 2" ind ensuite (4.34m x 4.01m)

**Ensuite Shower Room**

**Bedroom 3** 12' 6" x 7' 10" (3.81m x 2.39m)

**Bedroom 4** 14' 0" x 13' 9" ind ensuite (4.27m x 4.19m)

**Ensuite Shower Room**

**Stairs to second floor**

**Separate Shower Room**

**Bedroom 5** 15' 3" x 10' 3" ind ensuite (4.65m x 3.12m)

**Ensuite Shower Room**

**Bedroom 6** 18' 5" max x 13' 0" ind ensuite (5.61m x 3.96m)

**Ensuite Shower Room**

**Property Information:**

**Services:** Mains gas, water and electricity.

**Council Tax:** Westmorland and Furness Council - Band A.

**Tenure:** Freehold (Vacant possession upon completion).

**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:** ///bagpipes.exchanges.stones

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**Bedroom 2**



**Bedroom 4**



**Bedroom 5**



**Bedroom 6**

# Beechwood, Beresford Road, Windermere, Cumbria, LA23

Approximate Area = 2887 sq ft / 268.2 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 2902 sq ft / 269.5 sq m

For identification only - Not to scale



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