



# 7 High Street

Windermere, LA23 1AF

Guide Price £575,000

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An exceptional opportunity to acquire an elegant traditional Lakeland stone and slate property, beautifully refurbished and presented to an outstanding standard in one of the Lake District's most desirable destinations. Currently operating as a highly successful premium serviced accommodation business, the property offers six stylish guest suites, each appointed with en-suite facilities. Complementing the accommodation is a spacious, modern one-bedroom private apartment, ideal for owner occupation or as the current owners use it, an additional income-generating let. The apartment enjoys the exclusive benefit of a private hot tub and secluded outdoor seating area, creating a luxurious retreat for owners or guests alike. Thoughtfully renovated and enhanced by the current owners, the property has been finished to a high standard throughout, seamlessly combining the character of a traditional Lakeland residence with the comfort and quality expected by today's discerning guests. Offering an established trading business with an excellent reputation, the property presents an outstanding opportunity for investors, hospitality operators or those seeking a lifestyle business, while still offering further potential to increase revenue and enhance its already impressive offering. Financial information is available to genuinely interested purchasers following a viewing.

Occupying a prominent position in the very heart of Windermere, directly opposite The Lamplighter Hotel & Dining Rooms and just moments from the A591 between Kendal and Ambleside, the property enjoys immediate access to the village's wide range of independent shops, cafés, restaurants and transport links, including the railway station. As one of the Lake District's most sought-after destinations, Windermere attracts visitors throughout the year, making it an outstanding location for a thriving hospitality business or a unique lifestyle investment. Ready to continue operating as premium serviced accommodation from day one, this versatile property represents a rare opportunity to acquire an established business in an exceptional setting.





## Accommodation

Steps lead up to the front entrance door.

## Hallway

A traditional entrance hallway with original character features and stairs leading to the first floor.

## Sitting Room/Office

At the front of the property there is sitting room, which is currently utilised by the current owners as an office/storage room. The spacious room has fitted cupboards and a large bay window.



## Mulberry Apartment

A stylish self-contained apartment arranged over two floors, offering contemporary living accommodation. The apartment comprises a fitted kitchen with a double oven, gas hob, and integrated fridge. The spacious sitting room features a large wall-mounted TV, comfortable sofa, and space for a round dining table positioned in front of the window. An external door provides access to a private decking area with a hot tub and a external storage cupboard. Stairs lead down to the lower ground floor, where you will find a luxurious double bedroom with an open dressing area. The elegant bathroom features an exposed timber feature wall with integrated lighting, black marble-effect tiles, a freestanding bath, a walk-in shower with a rainfall shower head, WC, and a large wash hand basin with drawer storage beneath.



## First Floor

Stairs lead up from the hallway to the first floor, with a private WC located on the half landing. A spacious landing provides access to three bedrooms.



## Bedroom One

Located at the front of the property, this cosy twin bedroom features a fitted single wardrobe, a floor-to-ceiling window, and a radiator. The ensuite shower room comprises a WC, pedestal wash hand basin, and shower cubicle.



## Bedroom Two

Situated at the front of the property, this double bedroom benefits from a floor-to-ceiling window. The ensuite shower room comprises a WC, pedestal wash hand basin, and shower cubicle.



## Bedroom Three

A spacious double bedroom located at the rear of the property, featuring a bay window, high ceilings, and a fitted storage cupboard. The generous ensuite comprises a WC, pedestal wash hand basin, and shower cubicle.

## Second Floor

Stairs lead up to the second floor, where a landing provides access to three further bedrooms.



### Bedroom Four

A double bedroom positioned at the front of the property, enjoying rooftop views towards Claife Heights. The room includes a storage cupboard with a hanging rail. The fully tiled ensuite shower room comprises a WC, wall-mounted wash hand basin, and shower cubicle.



### Bedroom Five

A further double bedroom at the front of the property, also benefiting from rooftop views towards Claife Heights. The room features a storage cupboard with a hanging rail. The modern, fully tiled ensuite comprises a WC, wash hand basin with storage beneath, and a walk-in shower.



### Bedroom Six

Currently arranged as a twin bedroom, this spacious room is located at the rear of the property and includes a fitted cupboard with hanging space. The large ensuite shower room comprises a WC, wash hand basin, shower cubicle, and an obscure glazed window.





### Tenure

Freehold

### Business rates

£10,500. Actual amount payable £4,536. 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 District Council (01539 733333)

### Services

All mains connected

### Directions

What3words///loft.safe.landlords

### 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://www.ofcom.gov.uk/checker)



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

1762 ft<sup>2</sup>

163.8 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

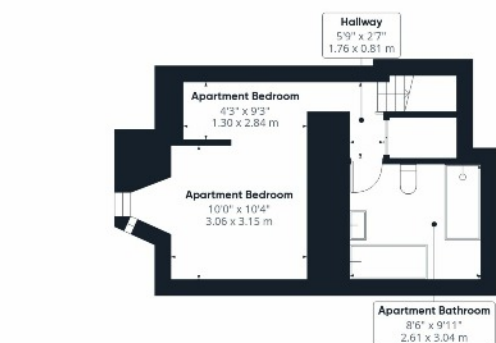
(1) Excluding balconies and terraces

Reduced headroom

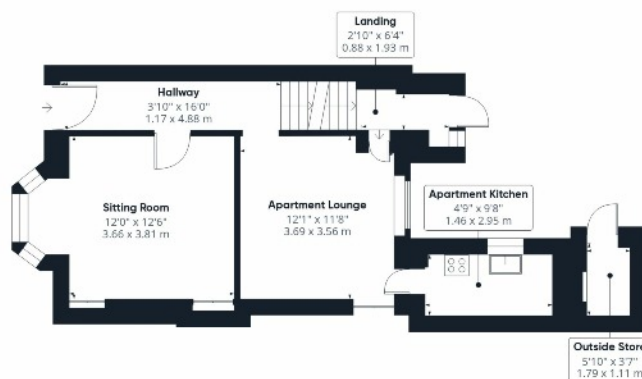
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

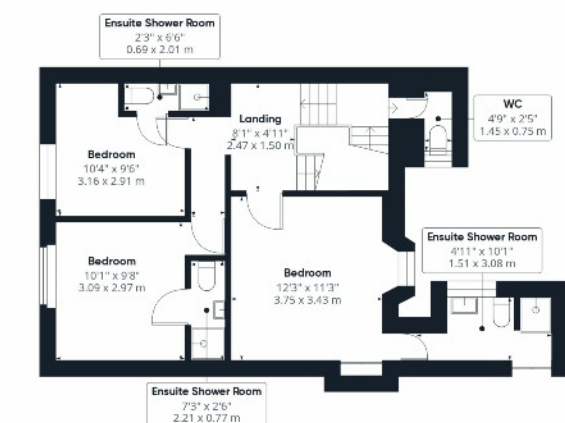
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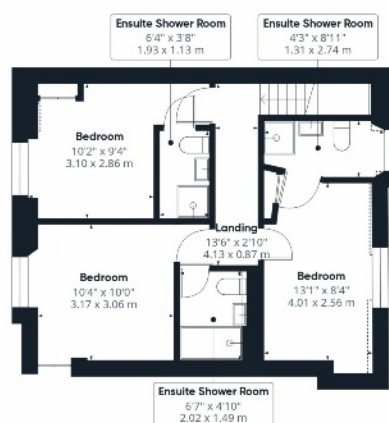
Floor 0



Floor 1



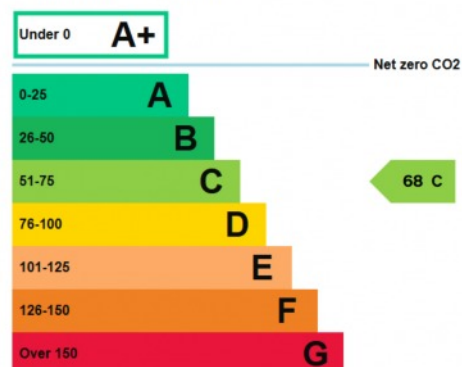
Floor 2



Floor 3

## Energy rating and score

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.