



Cambridge House

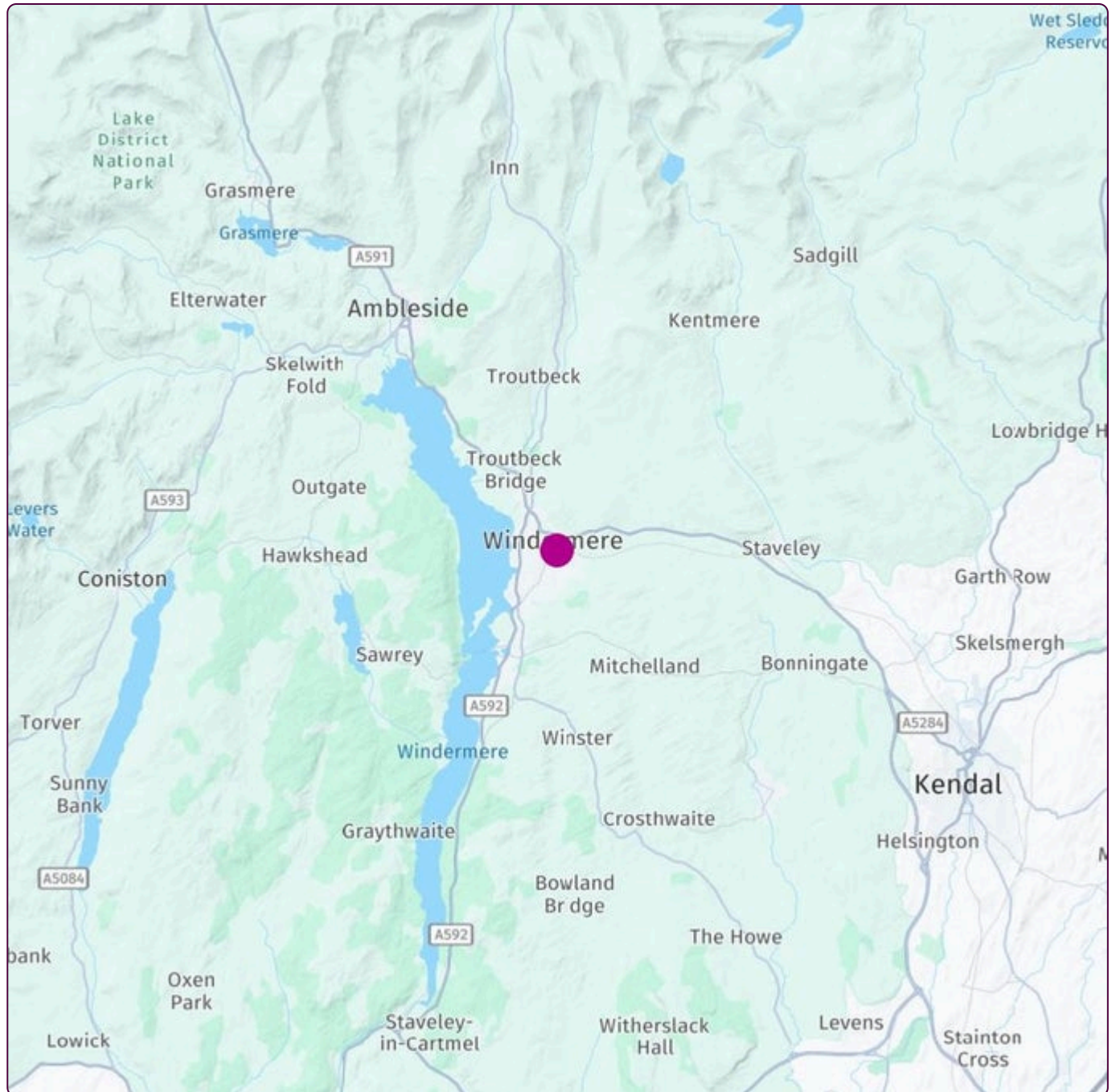
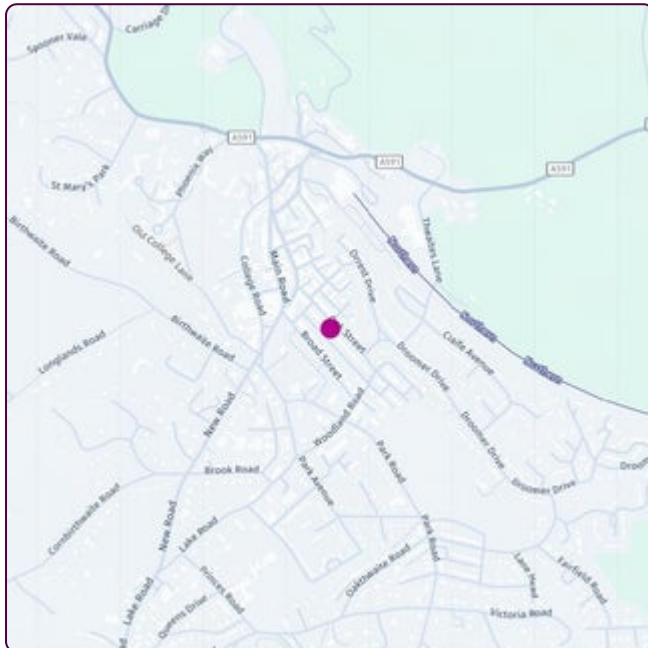
*Oak Street
Windermere
LA23 1EN*

Freehold: £695,000 (Offers Invited)

Ref: 6445242

LOCATION

Windermere is the most visited village in the Lake District National Park (a UNESCO World Heritage Site), an area that receives 18 million visitors per year, the area attracts domestic and international visitors drawn to the beautiful scenery, rich heritage and excellent food and drink offering. This central location attracts visitors all year round and benefits from excellent communication links and is well served with local transport.



KEY HIGHLIGHTS

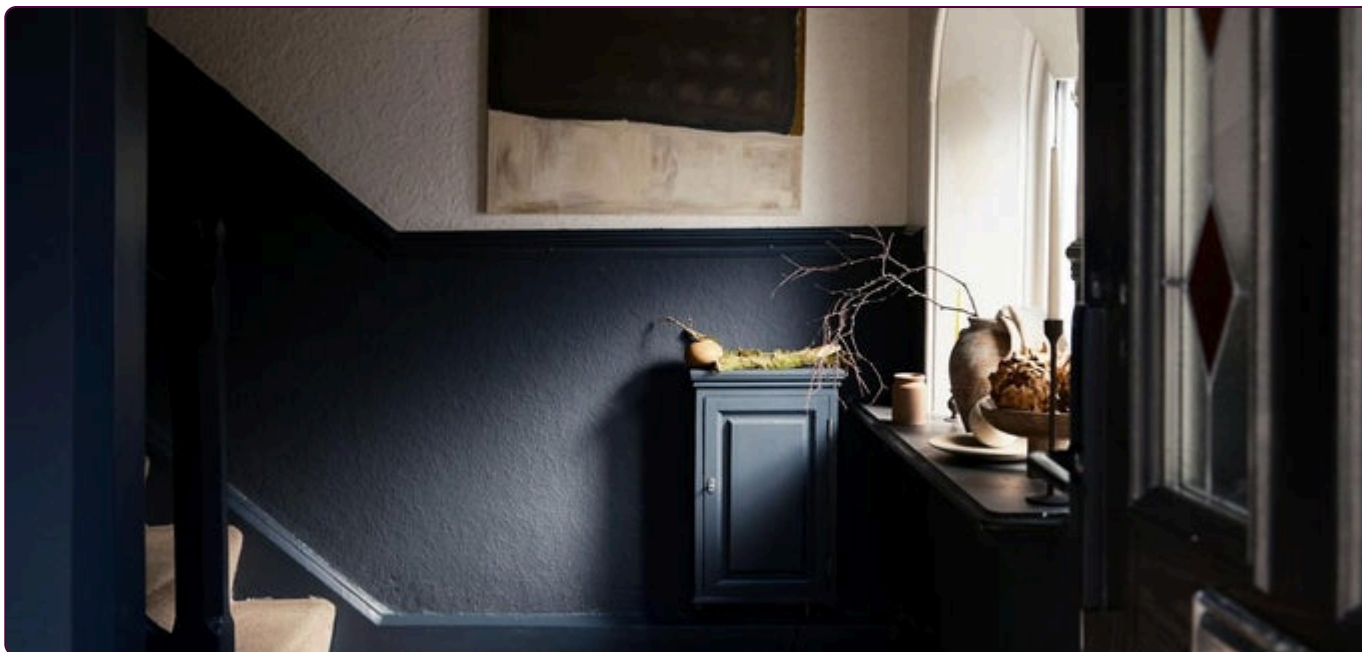
- 7 bed guest house with owners accommodation
- Excellent trading location
- Easily managed turnkey/lifestyle business
- PP to operate as guest house or holiday let
- Opportunity to inc. occupancy & turnover
- Well presented throughout. Energy Rating C

DESCRIPTION

Located in a prime trading position in the heart of the popular tourist village of Windermere, just a moments' walk from a great selection of bars, cafes, restaurants and all the village amenities, Cambridge House is a well-established and popular guest house welcoming both domestic and international guests. It also benefits from being only five minutes' walk from Windermere Railway Station.

Situated on a prominent corner position just off Windermere's main thoroughfare, Cambridge House is a semi-detached Victorian townhouse that currently trades on a room only basis and offers one bedroom owners' accommodation.

Hybrid planning consent allows the business to be operated in its existing form as a guest house but also allows for it to be utilised as a sole use holiday let or permanent residence.



INTERNAL DETAILS

The property is set over three floors with well-appointed guest bedrooms on the ground and first floors. The guest house kitchen, guest dining room, private snug, owner's bedroom with ensuite shower room and owner's kitchen are on the ground floor.

GROUND FLOOR

- Hallway with stairs to first floor
- Guests dining room with large bay window
- Two guest bedrooms (with ensuite shower rooms)
- Guest house kitchen
- Private snug with side door to street
- Laundry room

OTHER FLOORS

Lower Ground Floor

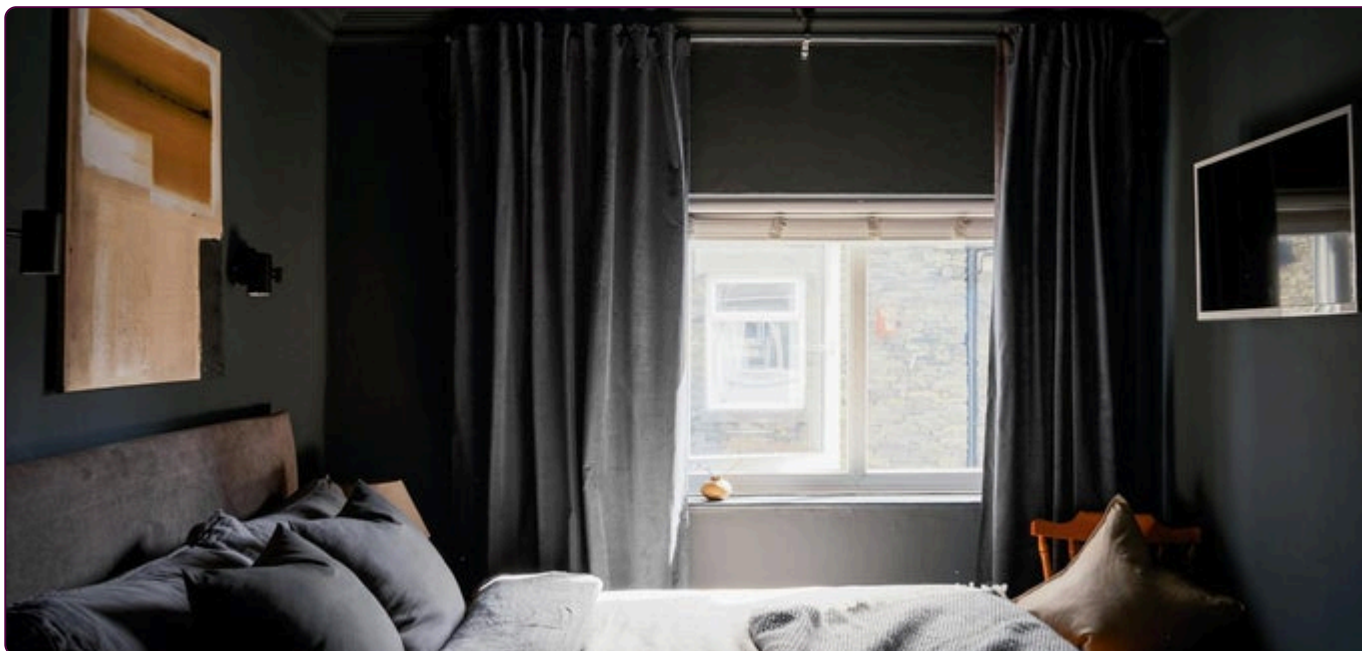
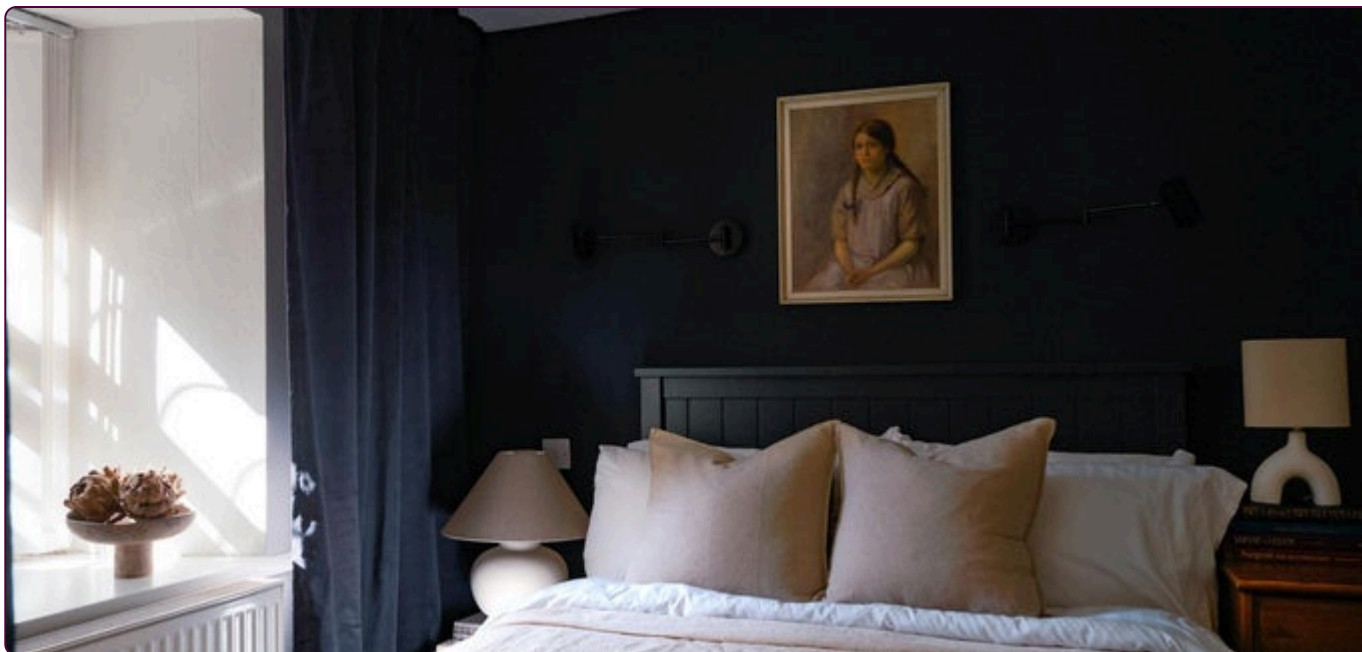
- Owners' bedroom with ensuite shower room
- Owners' kitchen/day room

First Floor

- Five guest bedrooms (with ensuite shower rooms)

EXTERNAL DETAILS

To the front the property has a walled patio seating area.



STAFF

Our clients operate the business without any employed staff, and the current housekeeping is attended to by third party housekeepers.

THE OPPORTUNITY

The business has been traded successfully by our clients due to its excellent trading position in the heart of Windermere village and a short walk from Windermere Railway Station and has benefited from strong trade and good reviews (Google 4.8, Tripadvisor 4.7).

Our clients are looking to pursue other businesses and there is the opportunity for a purchaser to acquire a well-established business with the option to grow further to meet the year-round demand for well-presented, well-located, good quality accommodation in Windermere.

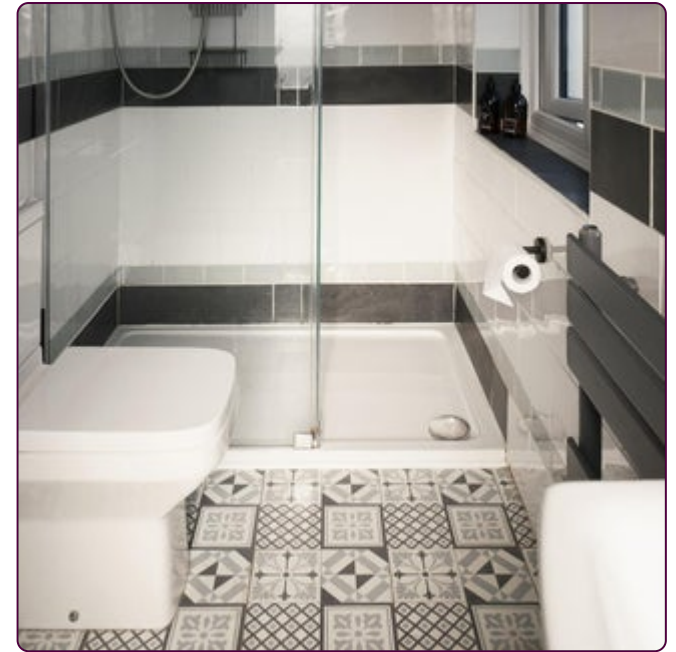
The hybrid planning consent also offers the new owners the opportunity to operate the business as a sole use holiday let as an alternative to the existing business model. Planning consent also allows for residential use as a primary home.

Our clients advise us that that there is no onward chain.

TRADING INFORMATION

Further details available to potential purchasers on request.





DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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