

COMMERCIAL

MATTHEWS
BENJAMIN



Kirkwood Guest House

Princes Road, Windermere, Cumbria, LA23

Guide Price £785,000

Kirkwood Guest House

Princes Road, Windermere

Dating back to 1891, Kirkwood Guest house is a traditional Victorian slate and stone house situated on a quiet street in Windermere, within a few minutes' walk of both Bowness and Windermere centre's. Beautifully maintained with modern fixtures and fittings throughout, yet still retaining many original features and all the Victorian charm. Boasting seven letting bedrooms all with en suite and a dining room. There is also a separate three bedroom owners accommodation with large sitting room, kitchen, utility area and private outdoor seating area. There are two private parking spaces and free on street parking. Guest bedrooms are located over three floors, and all seven bedrooms are individually furnished, boasting many original period features. With a choice of doubles, four-poster rooms and three family rooms, that sleep three. All of the rooms have en-suites, as well as all the little extras such as toiletries, WiFi and tea and coffee facilities. Planning permission has been granted to turn Kirkwood which is currently a guest house into a main residence/principle home if desired.

Kirkwood Guest House is midway between the villages of Bowness and Windermere providing only a short stroll to either village. Both thriving and bustling villages offer a wide variety of amenities, shops, cafes, and restaurants as well as a theatre. For everyday requirements, there are a bus route, doctors surgery and primary school within walking distance of the property.



Accommodation

Front door opens into Hallway

Hallway

Large, impressive hallway with stairs going up to Guest bedrooms.



Guest Dining Room

A good-sized room with high ceilings, a large bay window overlooking the side of the property. A feature fireplace, with surround and a highly varnished wooden floor. Plenty of space to accommodate individual dining tables and chairs.

Bedroom 1

Ground floor, double room with en suite.

Stairs from the hallway lead up to first floor landing, a lovely spacious area with a window overlooking the front of the property.

Tank cupboard

A cupboard access off the landing containing the hot water tank and wall mounted boiler.



Bedroom 2

Double room with 4 poster bed, with en suite bathroom. There is a window, radiator and tea & coffee making facilities.

Bedroom 3

Double bedroom with dual aspect with en suite shower room. There is a window, radiator and tea & coffee making facilities.



Bedroom 4

Spacious room currently with a 4-poster double bed and a single bed, located at the front of the property with ensuite shower room, a radiator and tea & coffee making facilities.

Stairs up to second floor landing with a window



Bedroom 5

A spacious triple room with one double and one single bed, A window overlooking the front of the property a radiator, tea & coffee making facilities and an en suite shower room

Bedroom 6

Double room with beams with restricted head height in two of the corners of the room. The window overlooks the side of the property. There is a radiator, tea & coffee making facilities and an en suite shower room.

Bedroom 7

A sizable room with triple occupancy, a window offering views over the roof tops of Claife Heights. There is a radiator, tea & coffee making facilities and an en suite shower room, with under eaves storage cupboard.



Owners Private Accommodation

Door from the ground floor hallway, leads into an office area, with a built-in desk with shelves above. There are sliding patio doors out to the undercover utility area, with space and plumbing for a washer and dryer.

Kitchen

A good-sized kitchen area with a range of wall and base units with laminate work tops and splash backs. There is a 5 ring Gas hob, with extractor over, double oven and microwave. A freestanding dishwasher, sink with drainer and spray tap. A window over looks the back of the property.



Sitting Room

A lovely sunny room at the front of the property with laminate flooring and ample space for lounge furniture and a dining table and chairs.

Lower Ground Floor

There are three double bedrooms, all with windows, electric wall mounted heaters and recessed down lighting. The main bedroom is fitted with a lovely range of fitted wardrobes.

Shower Room.

Modern bathroom with shower, WC and hand basin.





Outside

There are two private parking spaces and ample unrestricted on street parking. There is a small garden area at the front of the property with space for a Bistro set. To the rear of the property, is a private owners patio area with access across next doors property.

Tenure

Freehold. Planning permission has been granted to turn Kirkwood which is currently a guest house into a main residence/principle home if desired.

Business Rates

The current ratable value is £9,300. Council Tax Band A for Owners Accommodation.

Services

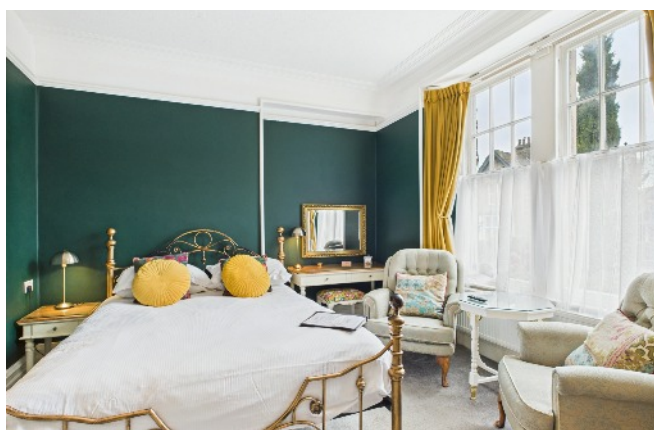
All mains connected, gas central heating.

Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 1000 Mbps as per Ofcom website.

Directions

From Windermere head towards Bowness on the Lake Road, continue for approximately ½ mile and after the Windermere Health Centre take a left onto Thornbarrow Road. Continue up Thornbarrow Road and take another left turn into Princes Road. Kirkwood Guest House can be found a short distance along on the left hand side on the corner of the junction with Queens Drive. Parking spaces are accessed from Queens Drive.





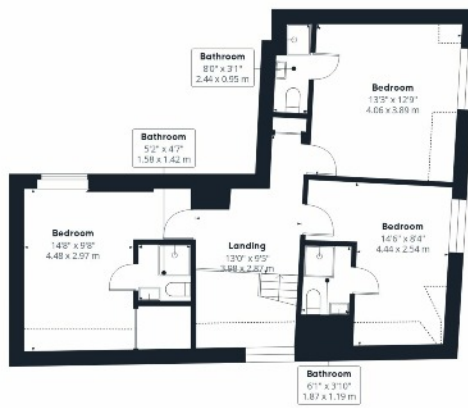
Floor 1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

3148 ft²
292.3 m²

Balconies and terraces

231 ft²
21.5 m²

Reduced headroom

67 ft²
6.2 m²

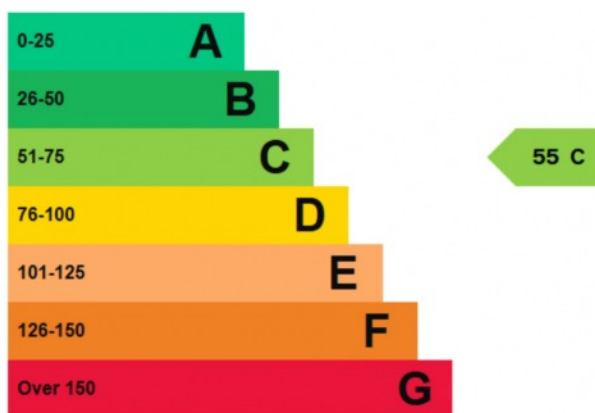
(1) Excluding balconies and terraces

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.

GIRAFFE360



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.