



Windermere Park B&B

*New Road
Windermere
LA23 2LA*

Freehold: £1,350,000

Ref: 6445241



DESCRIPTION

Windermere Park is a fine, detached, Victorian House which retains many of its original features, with a prominent corner location in the heart of Windermere Village.

Located in a prime trading position within walking distance of shops, cafes, restaurants, and bars. It is also a five-minute walk from Windermere Railway Station and a 15-minute walk to Lake Windermere.

Situated on the main road in the popular tourist destination of Windermere, which is in the heart of the Lake District National Park (a UNESCO World Heritage Site), it is an area that receives 18 million visitors per year, with visitors drawn to the beautiful scenery, rich heritage, and excellent local food and drink offering.

This popular hotel benefits from strong year-round trade, and has been maintained to a high standard to offer high quality, boutique accommodation and a warm welcome.

KEY HIGHLIGHTS

- Detached boutique hotel
- 17 individual, quality, ensuite bedrooms
- Excellent trading location, year-round trade
- Close to village amenities & train station
- Two-bedroom staff accommodation. Car Park
- Well maintained & excellent presentation throughout. Energy Rating C



INTERNAL DETAILS

Originally built as a Victorian gentleman's residence, the property retains many period features and its stained glass windows and vaulted ceilings were inspired by Oscar Wilde's talks on interior design when he lectured in the Lake District.

- Hallway with imposing staircase and reception area
- Dining Room (24 Covers)
- Additional Dining Room (10 Covers)
- 17 Guest bedrooms all with ensuite bath/shower rooms

Bedrooms

- Ground Floor: 4 Double Rooms (including one with four-poster bed)
- First Floor: 6 Double Rooms + 1 Suite (The Oscar Wilde Suite)
- Second Floor: 5 Double Rooms + 1 Family Room

Ancillary areas include a fully equipped commercial kitchen and store room. The lower ground floor comprises a housekeeping room, two en-suite staff bedrooms, and a staff break room.

EXTERNAL DETAILS

To the side of the hotel is a terrace area (used previously as a café). To the rear of the property is a private car park (18 spaces).





THE OPPORTUNITY

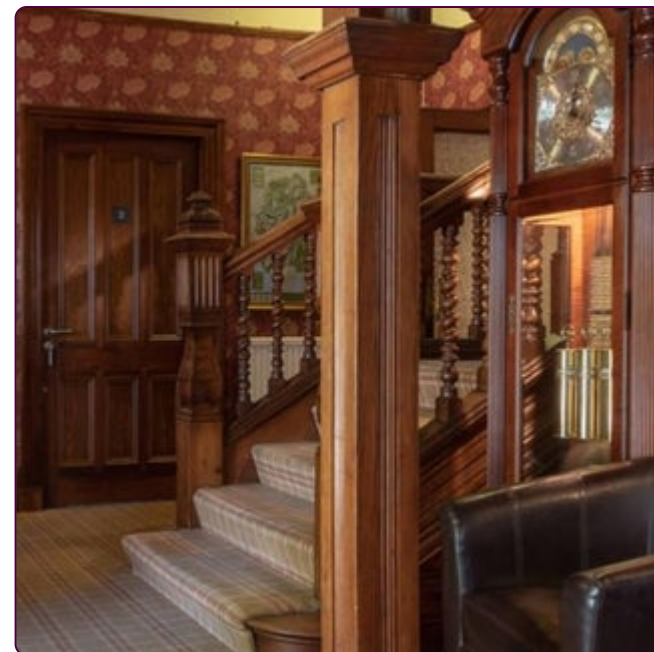
The current owner has invested in many upgrades and refurbishments during their time of ownership to create a popular and inviting boutique hotel that welcomes both domestic and international guests throughout the year.

The prominent and convenient location cannot be overstated, with easy access to shops, bars, and restaurants. An easy five-minute walk from Windermere Railway Station, as well as a 15-minute walk from the shores of Lake Windermere. The key, eye-catching, road-side, corner position on Windermere's main thoroughfare is complemented by an ample private car park.

The business is currently staffed and operates on a bed and breakfast basis. However, there is scope to change the operational style to room-only (there are numerous cafes offering breakfasts just a few minutes' walk from the hotel), thereby freeing up space to create additional guest accommodation.

TRADING INFORMATION

Turnover is in excess of £330,000 per annum. More information is available to genuine purchasers upon request.







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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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