MATTHEWS BENJAMIN



The Undercroft

4 St Mary's Cottages, Ambleside Road, Windermere LA23 1BA

Guide Price £525,000

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A rare and exciting opportunity to acquire a successful and established holiday let in the highly sought-after destination of Windermere. The Undercroft is a well-established holiday let generating £45,000-£49,000 gross income with seven years trading figures available upon request. This is a truly beautiful two-bedroom cottage, thoughtfully created within a historic ecclesiastical stone and slate church hall, formerly part of St Mary's Church and believed to date back to the 16th century. Converted in 2006, the property retains much of its traditional Lakeland character while offering the comfort, style and convenience expected of a modern holiday home. This unique property combines historic charm, contemporary luxury and proven holiday appeal, creating an exceptional opportunity for those seeking an established Lake District investment or a beautiful second home

Combining character, comfort and convenience, The Undercroft is ideally positioned within easy walking distance of Windermere's excellent range of shops, restaurants and amenities, as well as the railway and bus stations. Its location provides an excellent base for visitors wishing to explore the many attractions, lakes, villages and walking routes of the Lake District. With its established holiday-let success, highly desirable location and distinctive historic setting,

The well-proportioned accommodation has been thoughtfully upgraded and benefits from a newly fitted kitchen, newly fitted bathroom and shower room, double glazing, oak doors and central heating throughout. Externally, the property benefits from off-road parking for two cars together with a pleasant private patio garden, providing an ideal outdoor space for guests to relax and enjoy the peaceful surroundings after a day exploring the Lake District. The combination of spacious accommodation, traditional Lakeland character, modern facilities and an enviable Windermere location makes The Undercroft an especially appealing holiday property.



Accommodation

Entrance Hall
A spacious reception hall with radiator and ample space for coats and footwear. A door leads through to an inner hallway featuring beautiful oak flooring, a large built-in storage cupboard and a glazed external door providing access to the private patio garden.



Bedroom One
A generously proportioned double bedroom with ample space for wardrobes and a dressing area. The room benefits from original mullioned stone windows to two elevations, which have been sympathetically fitted with double-glazed units within the original arched openings, retaining the character and architectural appeal of the property.

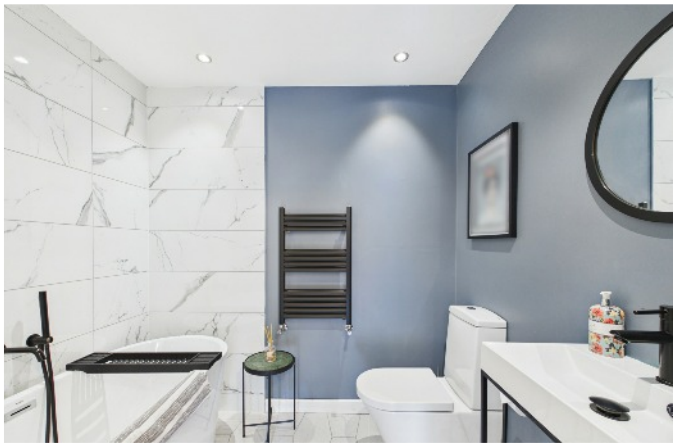


Ensuite Shower Room
A stylish and contemporary three-piece suite comprising a shower cubicle, wash hand basin set upon a marble plinth with illuminated mirror above, and WC. The shower room is finished to a high standard with luxurious large-format marble-effect wall tiling, tiled flooring and a contemporary ladder-style heated towel radiator.

Bedroom Two
The second bedroom is another exceptionally generous double/twin bedroom, offering plenty of space for wardrobes and a dressing area. An under-stairs cupboard provides useful additional storage.



Bathroom
A beautifully appointed and contemporary bathroom featuring a three-piece suite comprising a freestanding bath with separate hand-held shower, wash hand basin mounted on a stylish black stand with useful storage shelf beneath, and WC. The bathroom has been finished to an excellent standard with luxurious marble-effect tiled walls and flooring, complemented by a contemporary ladder-style heated towel radiator.



First Floor

Stairs lead to a superb open-plan living space with impressive proportions and a wonderful sense of light and space.



Open Plan Living Area

A fantastic open-plan living area featuring high vaulted ceilings with exposed timber trusses, creating a striking focal point and showcasing the historic character of the building. The room is flooded with natural light from two traditional Gothic-style arched windows overlooking the outdoor areas, complemented by an additional Velux window.

There is ample space for a large, comfortable sofa, creating a welcoming setting for relaxing evenings. A partitioned area leading from the kitchen provides a versatile additional space, currently utilised as a snug but equally well suited to a dining area or further seating. The kitchen is a bright and airy space with a window overlooking the church. It has been newly fitted with a comprehensive range of light walnut-effect wall and base units, complemented by a stylish black marble-effect worktop. Integrated appliances include a Neff induction hob with extractor, integrated fridge, Neff washer/dryer and Neff dishwasher, providing a well-equipped and practical kitchen for both short and extended stays.



Outside

To the front of the property, a stone-flagged pathway leads to the main entrance, with two designated parking spaces and additional visitor parking available. To the rear is a delightful private patio garden, featuring attractive planted borders and trellis fencing. The garden enjoys a pleasant outlook over the church and surrounding grounds, providing a peaceful and attractive outdoor space for guests to relax and unwind.







Services
All mains connected, air source heat pump.

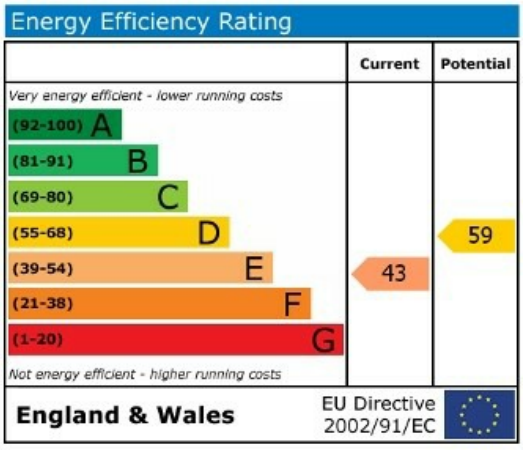
Tenure
Freehold.

Business Rates
Westmorland and Furness Council – business rates are payable. Rateable Value of £2,650 (with effect from 01.04.26) with the standard multiplier of 54.6p. Currently 100% small business relief applies, purchasers are advised to make their own enquiries.

Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

What3Words
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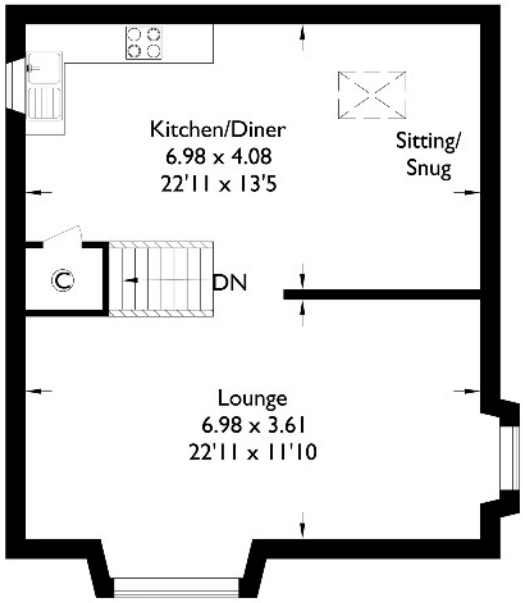




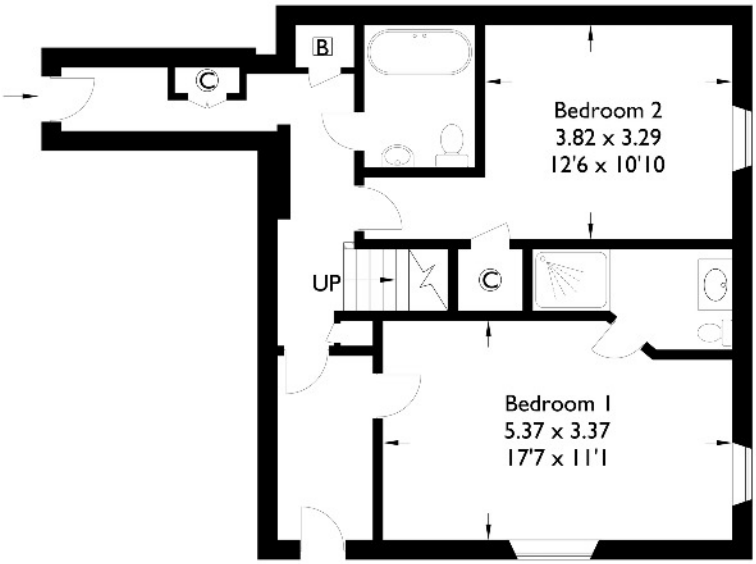
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The Undercroft

Approximate Gross Internal Area : 115.27 sq m / 1240.75 sq ft
Total : 115.27 sq m / 1240.75 sq ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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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.

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