



Windermere

£829,000

St Johns Lodge, Lake Road, Windermere, Cumbria, LA23 2EQ

A traditional Lakeland Guest House in a prime trading location. In first class extended condition having 8/9 en-suite letting bedrooms, with excellent turnover for sale as a going concern.

This long established business is situated midway between Windermere and Bowness on the main Lake Road with car parking.

The property has had extensive refurbishment undertaken since the owner bought the property in 2014. The result is that the property is in first class order and its not surprising that it has impressive occupancy rates and turnover. The property has also been granted planning permission, allowing change of use as a Bed and Breakfast, a single let building for holiday let, and term lets such as multiple tenants on short-hold tenancy agreements.

Quick Overview

8/9 Letting bedrooms, all with en suite facilities

Impressive profitability

Tastefully furnished and decorated

Prime trading location

Planning permission granted for change of use



1



11



2



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Ultrafast available



Private parking

Property Reference: W5743



Front Elevation



Residents Lounge



Residents Lounge



Kitchen

Constructed of stone and slate in the traditional Lakeland manner, St. John's Lodge is actually a semi-detached property and has been considerably extended to create further letting accommodation. The accommodation currently offers 8/9 en suite letting bedrooms with owners accommodation, private garden/yard area and parking facilities.

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St John's Lodge is a good sized establishment in a prime trading location, with good trading figures and an established business. The average net turnover over the last 7 years has been around £173,000 despite being closed for long periods during the start of the business and more recently during the pandemic. They estimate current turnover to be around £195,000 per year.

Location: Situated in a prime main road trading location on Lake Road, between the busy Lakeland villages of Bowness and Windermere often historically known as the "golden mile" for these types of businesses. From Windermere proceed down Lake Road, St John's Lodge is approx. 25m past Baddeley Clock, opposite the former St Johns Church which is now converted into flats.

Accommodation: (with approximate measurements)

Ground Floor

Porch

Hallway With store under staircase, WC and wash hand basin.

Residents Sitting Room 16' 8" x 12' 8 into bay" (5.08m x 3.86m) Feature bay window, fireplace inset gas fire with marble hearth and wood surround. TV point.

Office 9' 9" x 7' 5" (2.97m x 2.26m) Containing gas Worcester gas central heating boiler, cylinder cupboard containing pressurised system, aided by solar power. Telephone point and shelving.

Windermere Letting Bedroom 3 24' 4" x 11' 10 max plus en-suite" (7.42m x 3.61m) A large room with 3 piece en suite with WC, walk in shower, washbasin and heated towel rail. TV point and fitted wardrobe.

Owners Bedroom 2 12' 6" x 10' 7 inc en-suite" (3.81m x 3.23m) With 3 piece en suite with WC, shower and pedestal washbasin and heated towel rail. TV point. This room is currently used by the owners, but would be an additional letting room.

Stairs to lower ground floor with utility cupboard under stairs with washing machine and dryer.



Kitchen



Letting Bedroom 6



Letting Bedroom 8



Letting Bedroom 8 en-suite



Parking



Owners Garden Area

Lower Ground Floor Door to garden.

Owners Bedroom 1 14' 11" x 11' 10" (4.55m x 3.61m) Large bedroom with 3 piece en suite with WC, washbasin and walk in shower. Wardrobe and door which leads to outside.

Tarn Hows Letting Bedroom 1 12' 1" x 11' 10 inc en-suite" (3.68m x 3.61m) 3 Piece en suite with WC, pedestal washbasin and shower. TV point.

Residents Dining Room 17' 3" x 12' 5 plus 11' 7" x 6' 9" (5.26m x 3.78m) Tastefully decorated with beamed ceiling, with up to 20 Covers, wall mirrors, serving area and storage with mirrored door.

Kitchen 16' 0" x 9' 9" (4.88m x 2.97m) Commercially equipped with stainless steel double drainer, sink unit, fitted shelves, commercial dishwasher, 6 ring gas cooker, grill, 3 refrigerators, freezer, 2 microwaves, Worcester gas central heating boiler. Tiled floor and walls.

Stairs from Entrance Hall leads to First Floor

Ullswater Letting Bedroom 5 24' 5" x 11' 10" (7.44m x 3.61m) 3 piece en suite with walk in shower, WC, washbasin and heated towel rail. TV point and cupboard.

Buttermere Letting Bedroom 6 10' 11" x 9' 8" (3.33m x 2.95m) 3 piece en-suite with WC, shower and pedestal washbasin. TV point.

Hawkshead Letting Bedroom 7 12' 6" x 10' 7 inc en-suite" (3.81m x 3.23m) 3 piece en-suite with WC, shower, pedestal washbasin and heated towel rail. TV point.

Keswick Letting Bedroom 8 17' 2" x 10' 8 into bay inc en-suite" (5.23m x 3.25m) Bay window and 3 piece en suite with WC, shower and pedestal washbasin. Heated towel rail and TV point.

Linen Room 9' 0" x 6' 5" (2.74m x 1.96m) Shelving.

Second Floor

Helvellyn Letting Bedroom 10 10' 6" x 10' 5 plus en-suite" (3.2m x 3.18m) 3 piece en suite with WC, shower and pedestal washbasin. TV point.

The Langdales Letting Bedroom 11 15' 3" x 10' 5 plus en-suite" (4.65m x 3.18m) 3 piece en suite with WC, shower and pedestal washbasin. TV point.

Outside: Car parking to the front and side if so desired. There is also public parking across the road which guests use. Enclosed yard/sitting out area for owners.



Letting Bedroom 5



Letting Bedroom 5



Letting Bedroom 5 En-suite



Letting Bedroom 1

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Emma Heginbotham

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Shirley Crisp

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



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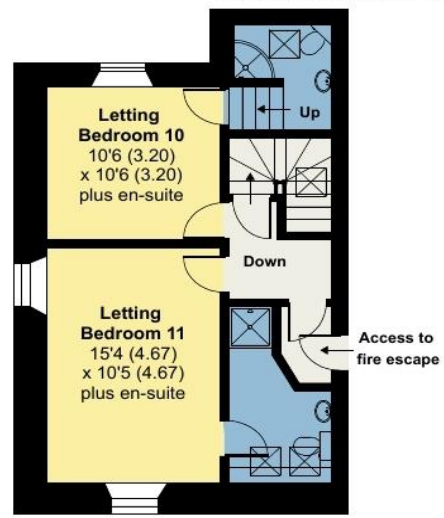


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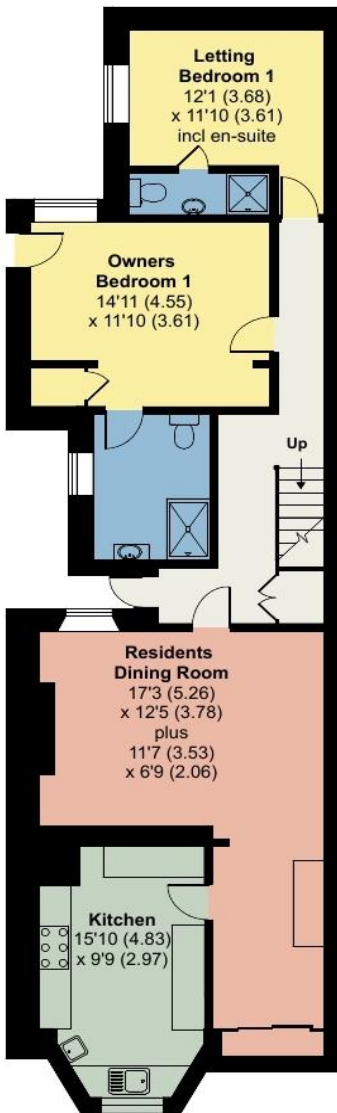


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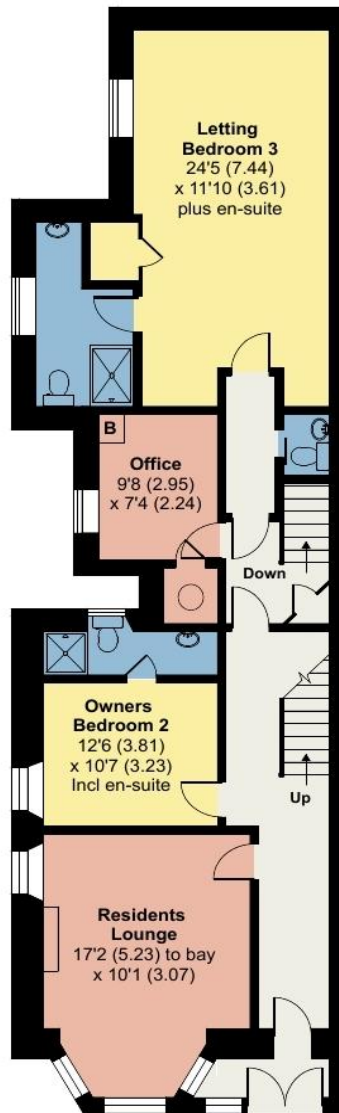
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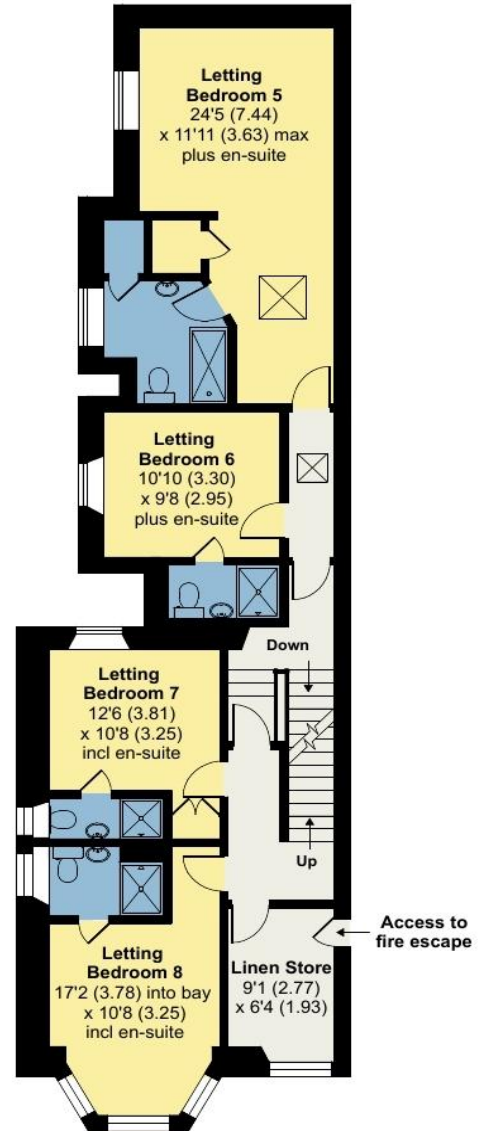
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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