

COMMERCIAL

MATTHEWS
BENJAMIN



Bonny Brae

Woodland Park, 11 Oak Street, Windermere, LA23 1EN

Guide Price £595,000

Bonny Brae

Woodland Park, 11 Oak Street

Bonny Brae is a delightful Lakeland stone property, located on a prominent corner in the center of Windermere village. Modernized throughout, the business offers 6 en-suite contemporary style letting rooms offered on a room only basis and a ground floor one bedroom apartment with a separate kitchen, utility room and bathroom, its own private entrance at the rear of the property and a parking space with an electric charging point. In addition, there is a ground floor office, which is a versatile room and could easily be used as a guest sitting room and a useful basement for storage. The rooms are all very well equipped and are all fitted with en-suite showers, flat screen smart TV's, Toiletries, fluffy towels, tea, and coffee making facilities including a coffee machine and Starbucks pods. Trading up to the VAT threshold this is an ideal business for those wishing to make a life style change.

The property is very conveniently located lying within yards of the bustling and popular village of Windermere offering a very convenient central location with the shops, restaurants, cafes, and bars right on the doorstep and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.





Accommodation

Front door leads into the main hallway with stairs going up to both first and second floor.

Woodland Apartment

A spacious ground floor apartment with a large double room, with space bedroom furniture, a comfy chair and small dining table to seat two. The kitchen is spacious and offers a good range of modern wall and base units and matching laminate work tops and two electric ovens, 5 ring gas hob and extractor fan over. There is also a utility space with space for freestanding appliances including, washer, drier, dishwasher, fridge and freezer. A window looking out to the rear. A hallway with external door out to the parking space. A contemporary shower room, with corner shower cubical, WC and hand basin with storage under. There is a boiler cupboard in the shower room.



Office/sitting room.

Located at the front of the property with a lovely bright room with dual aspect with a bay window and a side window with wooden flooring and radiator. Currently used as an office for the business but would lend itself very well as a sitting room. A door from the office leads through to stairs that lead down to the cellar and through to the apartment which is locked.





Basement

A storage area with a window, currently used to store additional bedding.

Stairs lead up from hallway to First Floor & Second Floor

Spread across two levels, each of the 6 bedrooms feature modern en-suite shower rooms, all of which have been renewed to a high standard. The letting rooms are contemporary, beautifully, and individually presented with attractive detailing enhanced with soft furnishings. There are a variety of room options available for guests to choose from when making a reservation including both standard double rooms, twin and one double room which benefits from a private balcony with seating area All en suite. Further information and details about the rooms can be obtained from the business woodlandparklakesholidays.co.uk



Outside

Front walled garden, with pathway and steps giving front door access. This is a pleasant area, at the front of the property. There is an abundance of beautiful flowers and a garden seat, perfect place to sit out, relax and enjoy the sun. To the rear is a parking space with electric changing point, currently used by guest staying in the Woodland apartment.

Directions

From our Windermere office, on foot, cross over the main road and head towards the Co-op (Oak Street), turn right and Bonny Brea can be seen on the right-hand corner, being on the corner of Havelock Road.

Services

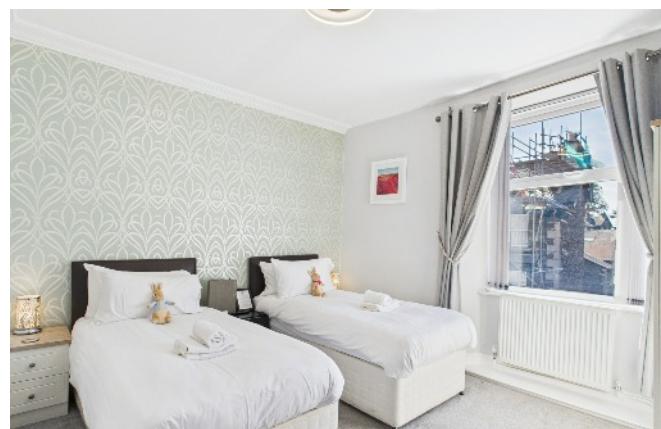
Mains water, gas, electric and drainage.

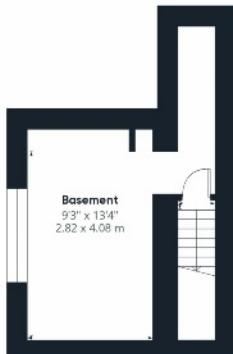
Tenure

Freehold.

Rateable Value

£8,300. Actual amount payable £4,141.70. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness Council 01539 733333.





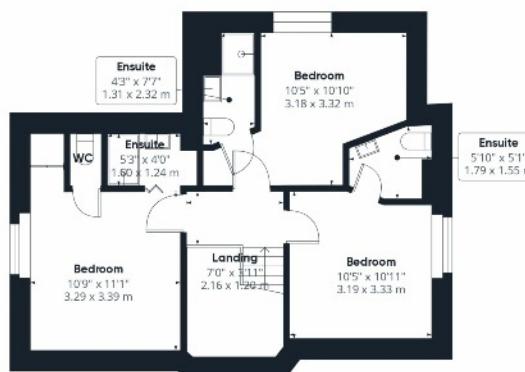
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1930.27 ft²

179.33 m²

(1) Excluding balconies and terraces

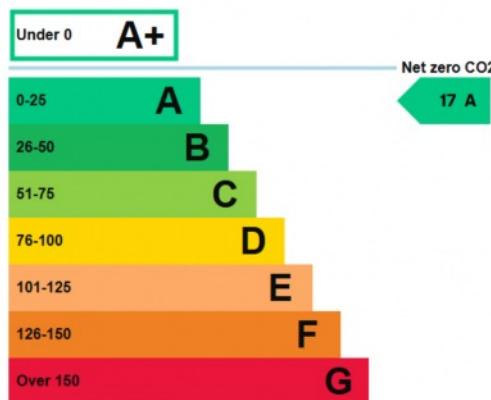
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy rating and score

This property's energy rating is A.



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.