



Sheriffs Place

*Lake Road
Windermere
LA23 2JA*

Freehold: £775,000

Ref: 6445245

KEY HIGHLIGHTS

- Two high quality holiday let apartments
- Prime Windermere location
- Established holiday letting business
- Flexible letting configuration
- Beautifully appointed throughout
- Lifestyle, investment or multi generational opportunity. Energy Rating D

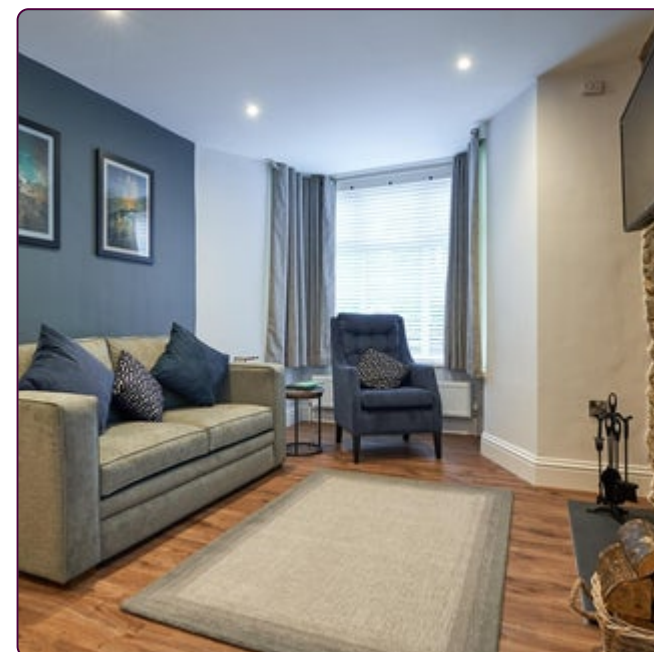
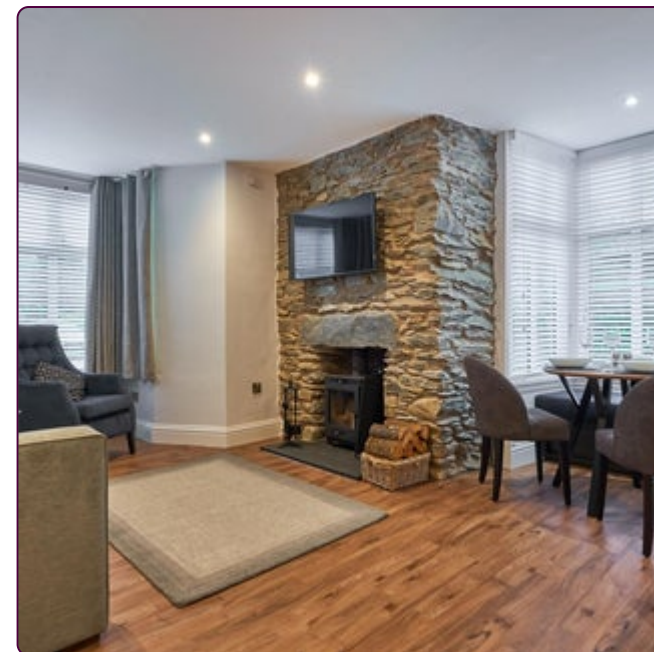
DESCRIPTION

An excellent opportunity to acquire a highly successful holiday letting business comprising two self-contained apartments occupying a prime position within the heart of Windermere.

Sheriffs Place has been developed and maintained to provide high quality visitor accommodation, offering flexible and comfortable living space suitable for a wide range of guests including couples, families and those seeking short breaks within the Lake District.

A particularly attractive feature of Sheriffs Place is the lockable interconnecting door at ground floor level, enabling the property to operate either as two self-contained holiday apartments or as a larger single holiday home. This flexibility broadens market appeal whilst creating opportunities to maximise occupancy and revenue.

Both apartments are exceptionally well presented throughout, featuring a high-quality specification and stylish interiors which have earned consistently strong guest reviews and repeat bookings. The accommodation offers a genuine turnkey opportunity within one of the Lake District's most established visitor destinations.



LOCATION

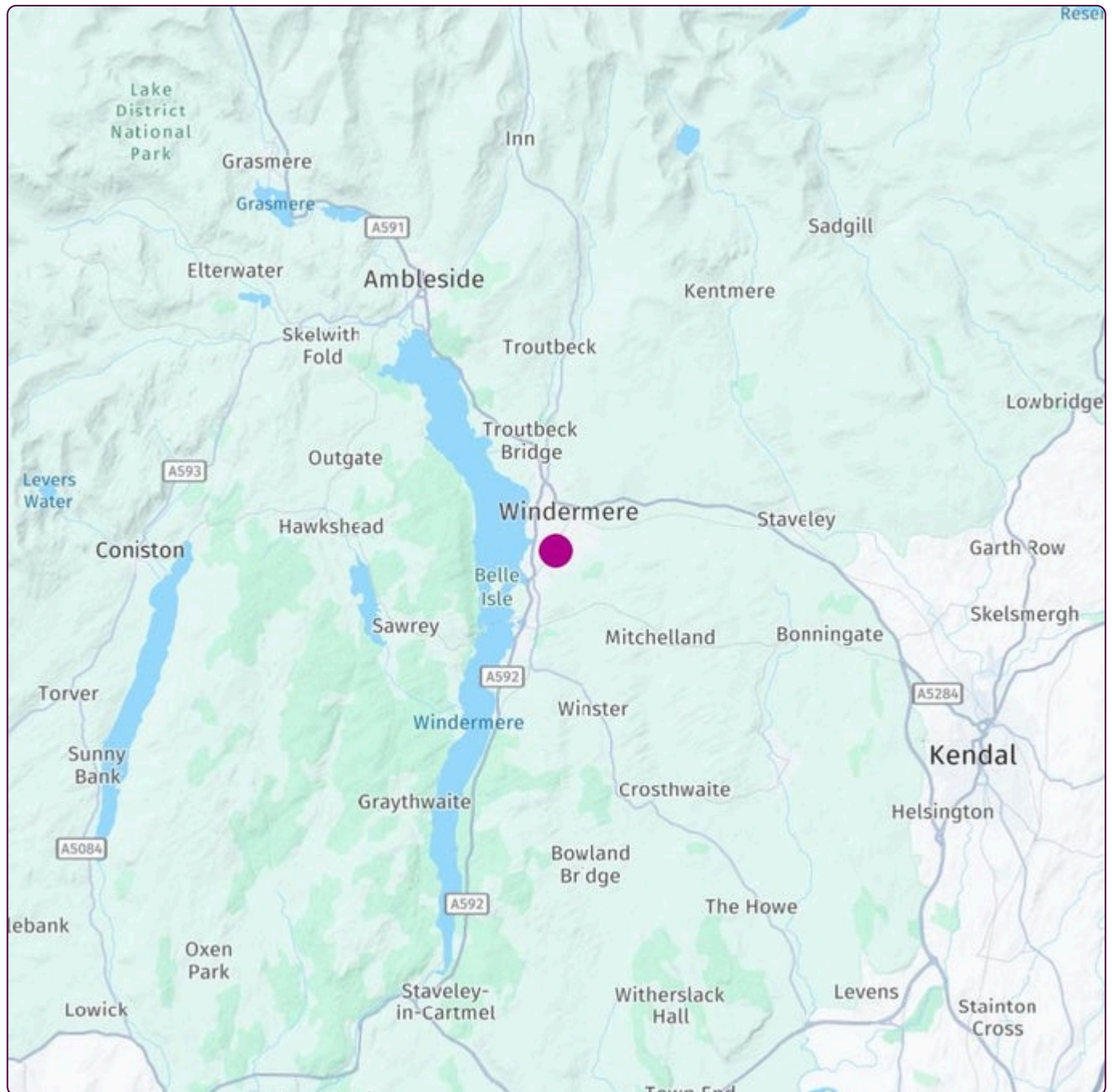
Situated within one of the Lake District's most sought-after visitor destinations, the property enjoys a highly convenient location close to the extensive amenities of Windermere village.

Windermere offers a wide selection of restaurants, cafés, public houses, independent retailers and visitor attractions, whilst nearby Bowness-on-Windermere provides direct access to Lake Windermere and the wider National Park.

The Lake District National Park attracts millions of visitors annually and remains one of the United Kingdom's premier tourism destinations. Designated as a UNESCO World Heritage Site, the area enjoys strong year-round visitor demand driven by its outstanding natural beauty, outdoor recreation opportunities and established hospitality sector.

The property is well positioned to benefit from this enduring tourism market whilst also offering convenient access to the regional road network and Windermere Railway Station.

Occupying a particularly convenient position between Windermere Village and Bowness-on-Windermere, Sheriffs Place allows guests to access the amenities, restaurants, shops and attractions of both destinations on foot, reducing reliance on private transport and enhancing its appeal as a year-round holiday letting business. Public transport connections are excellent, with regular bus services available nearby providing convenient access to destinations throughout the Lake District.



INTERNAL DETAILS

Each apartment benefits from its own external entrance with no communal areas. A lockable interconnecting door at ground floor level provides direct access between the two apartments, enabling the property to operate as either two independent holiday lets or a single larger accommodation unit, depending upon booking requirements.

Apartment One – Lower Sheriff (Ground Floor)

- Entrance Hall
- Open plan living/dining/kitchen featuring comfortable seating, bay windows, dining area, feature fireplace with log burning stove and wall-mounted TV
- Contemporary fitted kitchen with white granite worktops, breakfast bar and integrated appliances including gas hob, electric oven, fridge, dishwasher and washer/drier
- Double bedroom with king-size bed, feature headboard, hanging bedside lights, fitted wardrobe, dressing table, TV and window seat
- Luxury shower room, fully tiled and fitted with walk-in shower, wash basin and WC
- Rear door leading to private patio area with artificial grass and seating area

Apartment Two – Upper Sheriff (First and Second Floor)

- Entrance hall with stairs to half landing and bedroom one
- Bedroom one comprising double bed, feature headboard, fitted wardrobe, dressing table and TV
- En-suite shower room with shower cubicle, wash basin and WC
- Stairs to first floor
- Open plan living/dining/kitchen featuring comfortable seating, bay windows, large dining table with banquette seating, feature fireplace with log burning stove and wall-mounted TV
- Contemporary fitted kitchen with white granite worktops, breakfast bar, five-ring gas hob and integrated appliances including fridge/freezer, double electric oven, dishwasher, washer/drier and wine cooler
- Stairs to second floor
- Bedroom two comprising super king-size zip-link bed, feature headboard, hanging bedside lights, fitted wardrobe, dressing table and TV
- Bedroom three comprising super king-size zip-link bed, feature headboard, hanging bedside lights, fitted wardrobe, dressing table and TV
- Luxury bathroom, fully tiled and fitted with feature bath, walk-in shower, wash basin and WC



EXTERNAL DETAILS

In addition to the holiday apartments, the property benefits from a detached garden room with drinks fridge. Currently configured as a dedicated games room incorporating a pool table, wall-mounted television and seating area, this highly attractive facility enhances the guest experience and provides valuable additional recreation space, particularly for families and larger groups. The versatile accommodation may also lend itself to a variety of leisure, recreational, home office or ancillary accommodation uses, subject to any necessary consents.

The property further benefits from two private parking spaces together with additional on-street parking available nearby.

TRADING INFORMATION

Trading accounts and further business information will be made available to genuinely interested parties following completion of a confidentiality agreement.



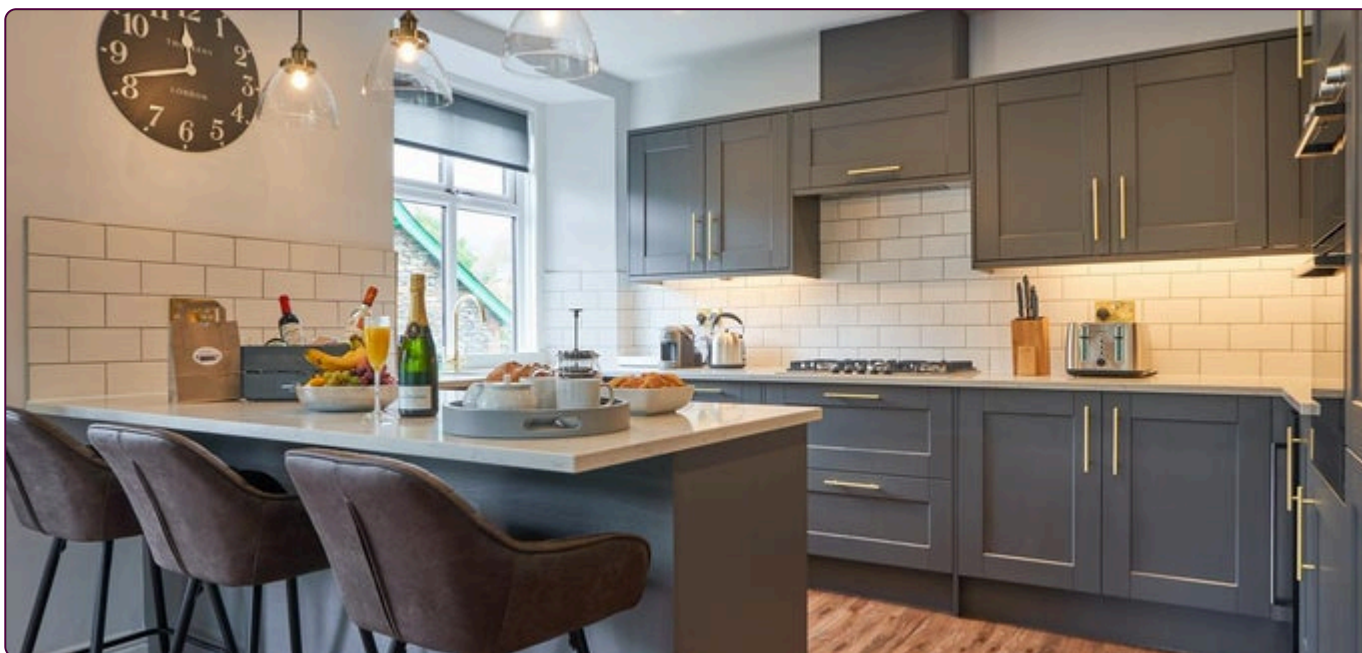
THE OPPORTUNITY

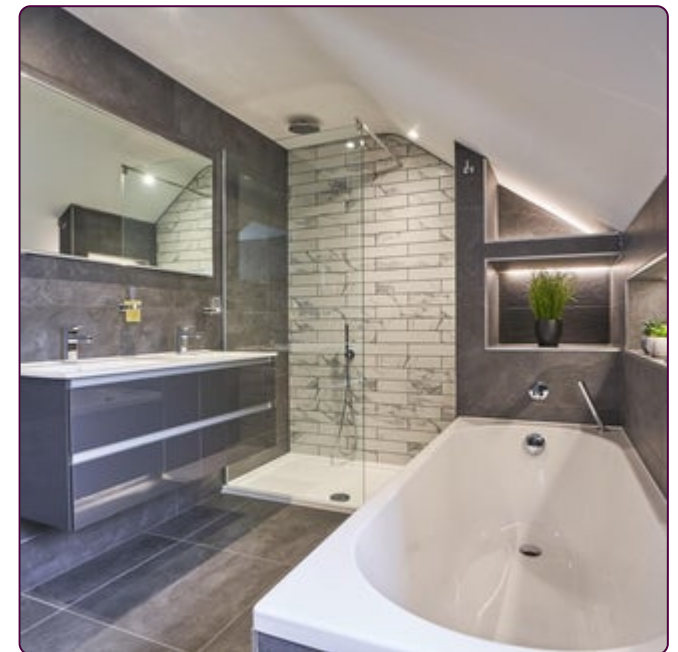
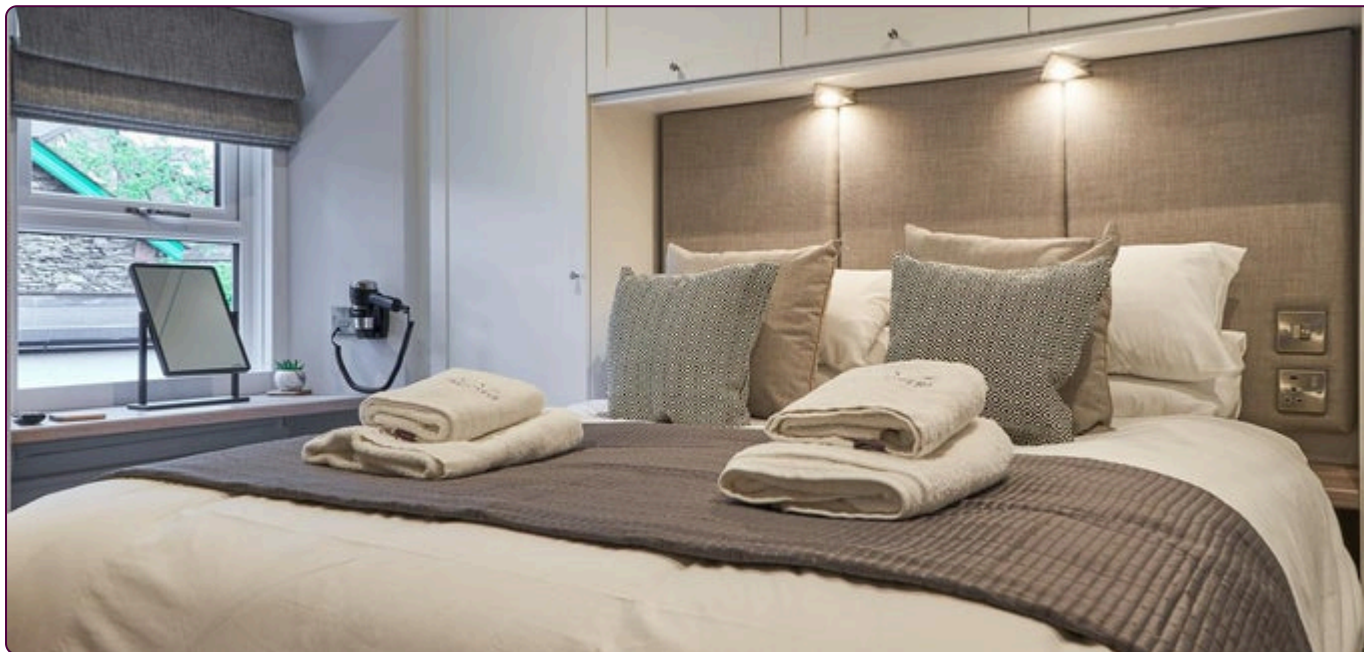
Opportunities to acquire established holiday letting businesses within central Windermere are increasingly rare.

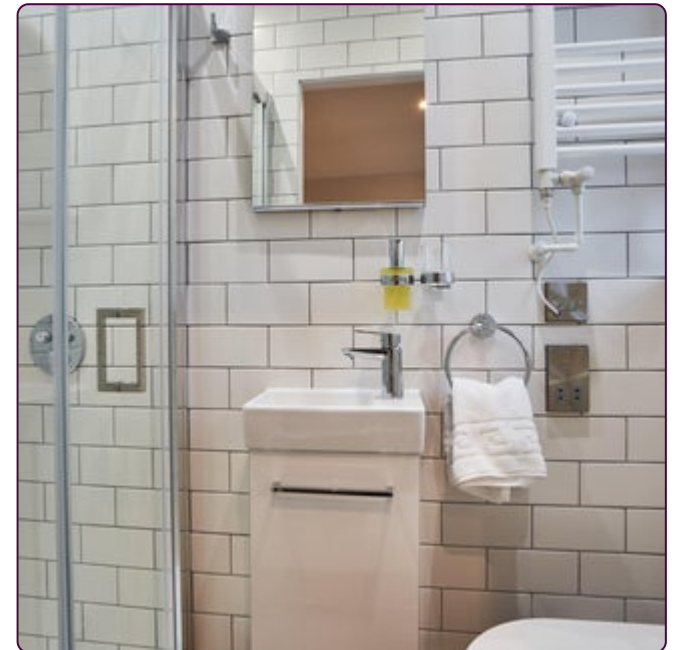
Sheriffs Place combines a prime trading location with high-quality accommodation and a proven operational model, creating an attractive investment opportunity within the heart of the Lake District National Park.

Of particular note is the flexibility afforded by the lockable interconnecting door, allowing the property to be operated as either two self-contained apartments or a single larger holiday home. This feature broadens market appeal by accommodating couples, families, larger groups and pet owners, whilst enhancing occupancy potential and income diversification.

Whether acquired as a lifestyle investment, a pure commercial venture or for a combination of personal use and income generation, Sheriffs Place represents a rare opportunity to secure a high-quality hospitality asset within one of the Lake District's most sought-after and enduring visitor destinations.







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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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