



30 Ellerthwaite Road, Windermere  
£550,000



## 30 Ellerthwaite Road

### Windermere

The property is successfully operated as a well regarded guest house, and further benefiting from planning permission granted to allow a change of use to a permanent main residence, holiday let or HMO, (HMO is subject to local connection conditions) providing a versatile and attractive opportunity for a range of buyers.

This charming and competitively priced property enjoys a prime position within flat easy walking distance of the Windermere centre, where a wide variety of independent shops, restaurants, cafés and everyday amenities can be found. While also being well placed for access to the surrounding Lake District countryside.

The property comes with a valuable on site car park for up to five vehicles, a particularly desirable feature for a property of this nature and location. The property has gas central heating, double glazing, a fully compliant fire detection/alarm system and also a commercial electrical certificate valid for the next 5 years. PLEASE NOTE - 2 bedroom bungalow to the rear of the car park is not included in the sale price but may be available by separate negotiation.

The dining room is an elegant and welcoming space featuring attractive arch details and glass folding doors, allowing the room to be opened up for flexible dining or entertaining. The living room accommodation provides comfortable and versatile spaces for relaxation, enhanced by charming period features and feature fireplaces. The fitted kitchen is well equipped and thoughtfully arranged, offering practical workspace and storage suitable for catering to guests or everyday living. The property offers five well proportioned bedrooms arranged over the upper floors, each benefiting from its own en suite shower room, creating ideal accommodation for guest use or private living while offering excellent levels of comfort, privacy and flexibility.

Externally, the property benefits from a pleasant front garden providing a welcoming seating area for residents or guests.

ENTRY - 4' 0" x 3' 6" (1.21m x 1.07m)  
HALLWAY - 4' 6" x 10' 10" (1.37m x 3.29m)  
  
DINING ROOM - 10' 11" x 15' 2" (3.34m x 4.62m)  
  
LIVING ROOM  
  
KITCHEN - 7' 9" x 13' 8" (2.35m x 4.16m)  
  
UTILITY ROOM - 6' 4" x 4' 4" (1.92m x 1.32m)  
  
LANDING - 10' 0" x 6' 4" (3.04m x 1.94m)  
  
BEDROOM - 8' 4" x 7' 9" (2.53m x 2.35m)  
  
BATHROOM - 5' 8" x 5' 10" (1.73m x 1.77m)  
  
BEDROOM - 9' 11" x 8' 10" (3.02m x 2.69m)  
  
BATHROOM - 6' 7" x 2' 10" (2.00m x 0.86m)  
  
BEDROOM - 12' 11" x 12' 0" (3.93m x 3.67m)  
  
BATHROOM - 2' 9" x 9' 5" (0.84m x 2.86m)  
  
LANDING - 2' 9" x 2' 5" (0.84m x 0.73m)  
  
BEDROOM - 10' 4" x 9' 1" (3.14m x 2.77m)  
  
BATHROOM - 2' 7" x 7' 1" (0.80m x 2.15m)  
  
BEDROOM - 10' 11" x 8' 8" (3.32m x 2.65m)  
  
BATHROOM - 4' 5" x 6' 7" (1.35m x 2.00m)





## SERVICES

Mains electric, mains gas, mains water, mains drainage

**EPC RATING C**

## COUNCIL TAX BUSINESS RATES

Business rates due to operating as a guest house. Small Business Rate Relief may be applicable- more details can be obtained from the Local Authority Westmorland & Furness Council 01539 73333.

**TENURE: FREEHOLD**

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## GUEST HOUSE

The property has been meticulously maintained and has been operating as a guest house and with the benefit of planning permission being granted to change the use to a permanent main residence/holiday let or HMO with local occupancy conditions.









# THW Estate Agents

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