



Rayrigg Road, Bowness-on-Windermere

£125,000

Stockghyll Cottage, Rayrigg Road, Bowness-on-Windermere, LA23 1BN

Leasehold Business for Sale. A delightful 4-bedroom Bed and Breakfast set in the heart of Windermere, offering a unique blend of charm and convenience. This enchanting property is perfectly positioned on Rayrigg Road, providing guests with a serene retreat while being just moments away from the vibrant village life. The tenants of Stockghyll Cottage Bed and Breakfast currently rent the property on a secure 10 year which is up for renewal. The current rent payable is £16,500 pa and we understand the landlords are hoping to grant a new lease to the new occupants on similar terms. The business, fixtures and fittings are for sale.

Quick Overview

4 bedroomed detached Bed and Breakfast
2 Reception Rooms, 4 bedrooms, 3 en-suite shower rooms, 1 bathroom

Peaceful location.

Stream flowing from exquisite waterfall

Outdoor private seating and a hot tub

Close to all amenities

In good decorative order

EPC band D

Detached double garage and parking for 6 cars

*Superfast Fibre Broadband 60 Mpbs



4



5



2



D



Superfast
Fibre
Broadband



Detached garage
and Parking for 6
cars

Property Reference: W6254



Living area



Living & Office area



Dining room



Kitchen

Location: From the Hackney & Leigh offices, head towards Bowness and turn right into Birthwaite Road following down to the T junction. Turn left into Rayrigg Road and Stockghyll Cottage will be found on your left hand side approximately 800m OR from the centre of Bowness at the mini roundabout take Rayrigg Road out of the village for just over 600m and Stockghyll Cottage is on the right immediately opposite Windermere Jetty Museum.

Property Overview: On entering the Cottage, you'll be greeted by a warm and inviting atmosphere, the living area is well lit being dual aspect and spacious, featuring a log burner for the colder nights whilst the dining room across the hall is perfect for enjoying a hearty breakfast before a day of exploration and also offering an electric log burner for the cooler mornings.

The kitchen is well appointed with a Lincat Gas Cooker, Vaillant boiler, butlers sink, appliances and ample storage space for all the culinary requirements. In the hallway there is a guest cloakroom and extra understairs storage facilities. Heading to the first floor where you will find four bedrooms. Three are guest bedrooms, with tasteful décor and comfortable furnishings as well as ensuite shower rooms. The fourth bedroom, current tenants bedroom, offers built in wardrobes and an en suite bathroom with bath, shower over, WC and handbasin.

The outdoor space is a true highlight, providing private seating areas in the vicinity of the stream that flows from the waterfall, providing a picturesque setting for relaxation or social gatherings. A Hot Tub is available for the social gatherings. Heading towards the back of the property, the sound of the waterfall and its enchanting atmosphere adds a magical touch, making it an ideal backdrop for a peaceful moment with nature or a romantic setting.

Outside the kitchen area, there is an outdoor utility room that hosts the washing machine and tumble dryer whilst the front of the property boasts ample parking for up to six cars, ensuring convenience for all visitors, alongside a spacious detached double garage for additional storage.

Stockghyll Cottage is not just a Bed and Breakfast, it's an opportunity to embrace the beauty and tranquillity of Bowness-on-Windermere with this exceptional offering. Your dream lifestyle awaits at Stockghyll Cottage.

Accommodation: (with approximate measurements)

Sitting Room: 19' 10" x 11' 6" (6.05m x 3.51m)

Dining Room: 10' 8" x 10' 6" (3.25m x 3.2m)

Kitchen: 16' 10" x 8' 10" (5.13m x 2.69m)

Cloakroom

First Floor

Letting Bedroom: 1 9' 0" x 8' 2" (2.74m x 2.49m)

Ensuite Shower Room



Kitchen



Bedroom 4



Letting Bedroom 1



Letting Bedroom 2



Letting Bedroom 3



Laundry Room and outside seating area

Letting Bedroom 2: 11' 6" x 10' 10" (3.51m x 3.3m)

Ensuite Shower Room

Letting Bedroom 3: 10' 8" x 9' 9" (3.25m x 2.97m)

Ensuite Shower Room

Bedroom 4: 9' 3" x 8' 5" min (2.82m x 2.57m)

Ensuite Bathroom

Detached Utility/Store: 9' 5" x 7' 3" (2.87m x 2.21m)

Detached Double Garage: 18' 2" x 15' 2" (5.54m x 4.62m)

Property Information:

Services: Mains, Gas, electricity and water. Private shared drainage to septic tank. We understand the Landlords have undertaken substantial work on the private drainage system in 2024/25 to comply with the modern regulations.

Tenure: Secure 10 years lease. The current rent payable is £16,500.00

Council Tax: Westmorland and Furness Council - Band A.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///sedative.ballroom.gala

Mobile Coverage: EE, Three, O2 and Vodafone - Indoor Likely and Outdoor Likely

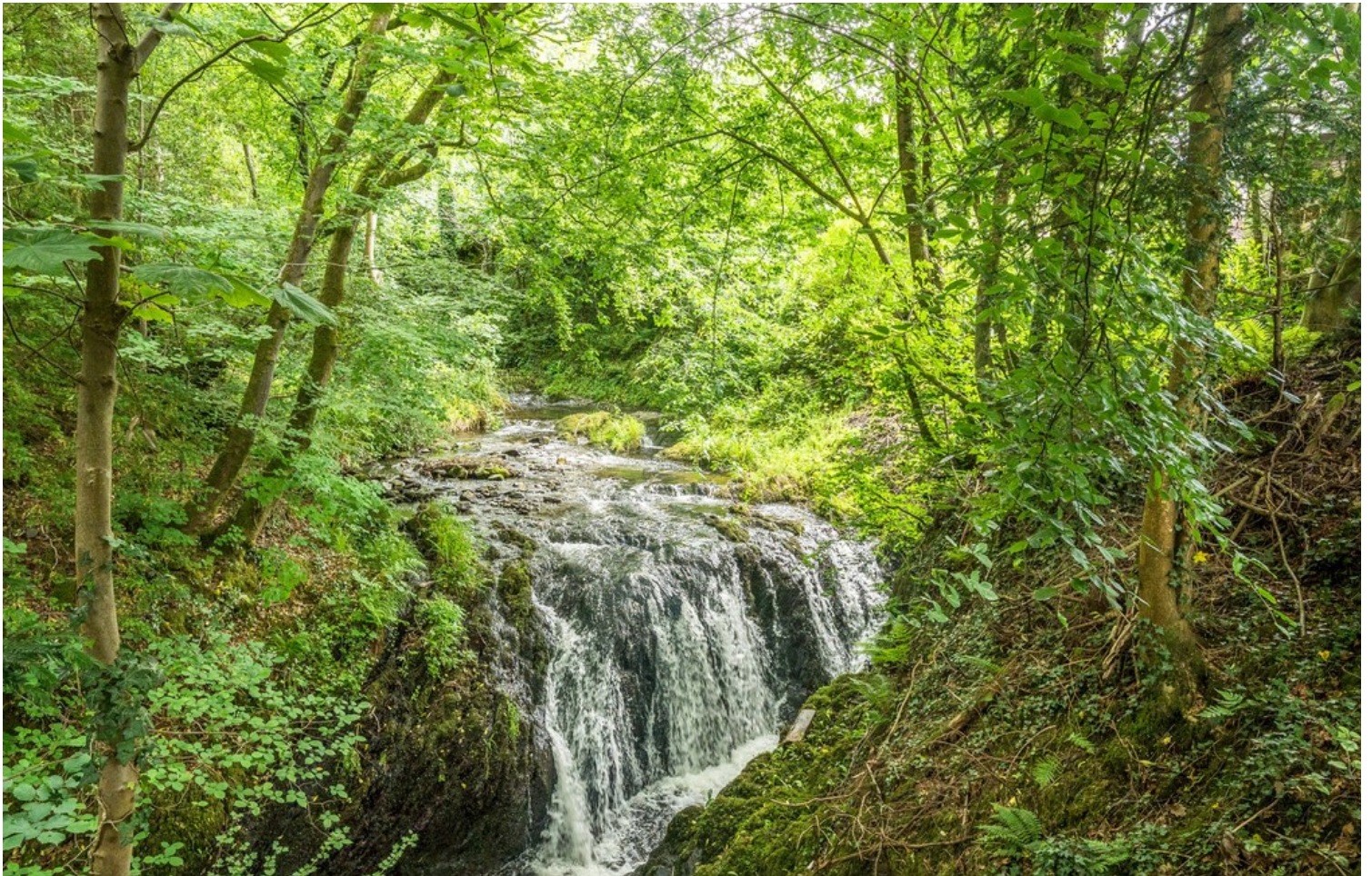
Notes: *Checked on <https://www.openreach.com/> 20th June 2025 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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Outside seating area



Waterfall



Views



OS Plan

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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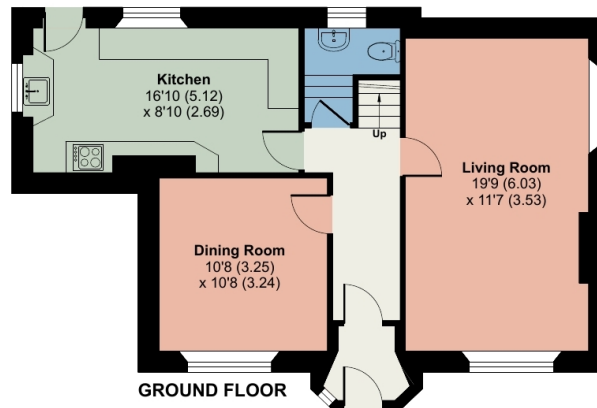
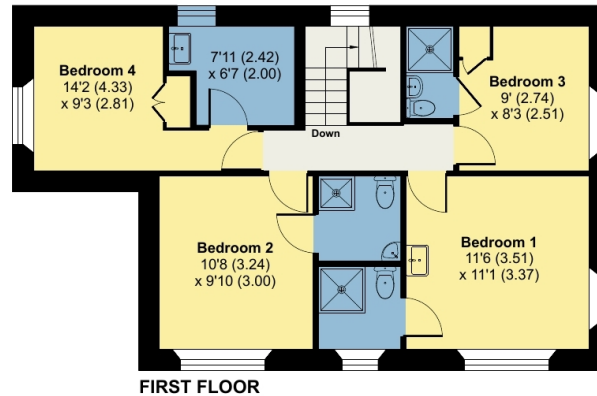
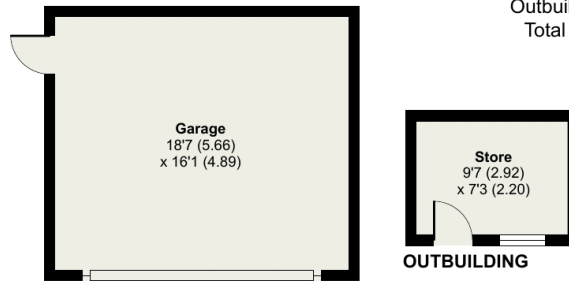
Approximate Area = 1265 sq ft / 117.5 sq m

Garage = 298 sq ft / 27.6 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 1632 sq ft / 151.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1305637

A thought from the owners...Stockghyll Cottage has been an established Bed and Breakfast for over 50 years and under our ownership for the last 15 years. Following early retirement Stockghyll Cottage has given us the opportunity to live in Lake District, in a chocolate box cottage, with the added bonus of a waterfall in the garden. We have enjoyed water activities on the lake with the family and friends and observed close up birds and wildlife. Plus unlimited walks in the fells of Cumbria. Running a Bed and Breakfast has been a complete career change for two professionals, this lifestyle business has lead to meeting people from all over the world and making many new friendships.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/07/2025.

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