

COMMERCIAL

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Broadlands Guest House

19 Broad Street, Windermere, Cumbria, LA23 2AB

Guide Price £595,000

Broadlands Guest House

19 Broad Street, Windermere

Broadlands Guest House is a delightful Victorian Lakeland stone mid-terrace property, offering beautifully presented accommodation arranged over three floors. Ideally located just a minute's walk from the heart of Windermere village, and within easy walking distance of the ever-popular Bowness-on-Windermere, the property enjoys a superb central position.

The guest house seamlessly combines modern fixtures and fittings with a wealth of original Lakeland features, preserving its traditional character and charm throughout. It currently offers five well-appointed letting bedrooms, each benefiting from contemporary en-suite facilities.

In addition, the property includes a separate open-plan living and dining area, a well-equipped kitchen, and spacious owners' accommodation comprising two bedrooms and two bathrooms (one en-suite), providing comfortable and practical private living space.

Situated just off the main thoroughfare of Windermere, and only a short stroll from Bowness, the property is perfectly placed to take advantage of the area's extensive amenities, including a variety of shops, cafés, restaurants, bars, and a theatre. The shores of Lake Windermere and the wider Lake District National Park are also within easy reach. For everyday convenience, Windermere's train station, bus routes, doctor's surgery, and primary school are all within walking distance.



Guest Accommodation

Entrance Hallway

The front door opens into a large and impressive hallway, creating a welcoming first impression for guests. From here, a staircase leads to the upper floors where the guest bedrooms are located.

First Floor

A staircase from the hallway leads to a spacious first-floor landing with shelved linen cupboard and separate under stairs cupboard.



Bedroom One

A single room, with built-in cupboard and ensuite shower facilities. The room benefits from a wall mounted TV unit and tea and coffee making facilities. Split level landing leads up to;



Bedroom Two

A double bedroom, with built-in wardrobe and ensuite shower facilities. The room benefits from a wall mounted TV unit and tea and coffee making facilities.

Bedroom Three

A triple bedroom, with far reaching fell views, built-in wardrobe and ensuite shower facilities. The room benefits from a wall mounted TV unit and tea and coffee making facilities. Staircase leads to;

Second Floor

A further staircase leads to another spacious landing with two separate shelved linen cupboards.



Bedroom Four

A twin bedroom, with outlook towards the local fell Orrest Head and ensuite shower facilities. The room benefits from a wall mounted TV unit and tea and coffee making facilities.



Bedroom Five

A final double bedroom, with far reaching Lakeland fell views and ensuite shower facilities. Again, further benefits include a wall mounted TV unit and tea and coffee making facilities.



Owners' Private Accommodation

Ground Floor

The property benefits from separate owners' accommodation accessed via the entrance hallway providing comfortable living space arranged over two floors.



Open Plan Living & Dining Room

A bright and welcoming living and dining room with built in cupboards, wall mounted TV unit and two electric fireplaces.



Kitchen

A well-proportioned kitchen featuring a range of wall and base units, complemented by marble-effect worktops. Integrated appliances include a Willow double oven and a four-ring gas hob, along with a stainless-steel sink and drainer. Freestanding appliances comprise a Beko dishwasher, Beko fridge-freezer, washing machine, and tumble dryer. The space also houses a Worcester boiler and benefits from access to the rear courtyard. Split level staircase down to;



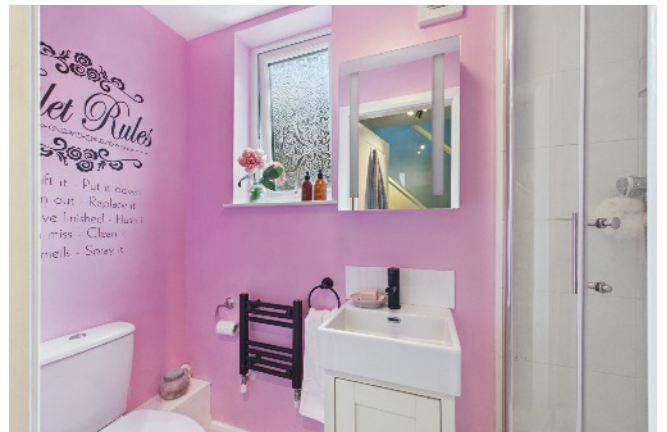
Owners' Guest Bedroom

A small double bedroom, currently utilised as a single room with built-in wardrobes and window looking out to courtyard.



Shower Room

A convenient ground floor shower room with shower cubical, WC and washbasin with vanity unit. Plus, laminate flooring and part tiled walls with wall mounted mirrored cupboard and heated towel rail.



First Floor

Staircase leads up to the first floor with understairs storage cupboard.

Owners' Principal Bedroom

A spacious double bedroom with dual aspect Velux windows and a convenient ensuite shower room.





Outside

Too the front, the property is bordered with plants and shrubs. To the rear of the property is a courtyard leading down to a wood store and access to Back Broad Street.

Services

Mains water, drainage, gas and electricity. Gas fired central heating. Fire alarm system. uPVC double glazed windows throughout.

Tenure

Freehold

Business Rates

Westmorland and Furness Council – business rates are payable. Rateable Value of £7,300 (with effect from 01.04.26). Prospective purchasers are advised to make their own enquiries as to the amount payable.

Broadband

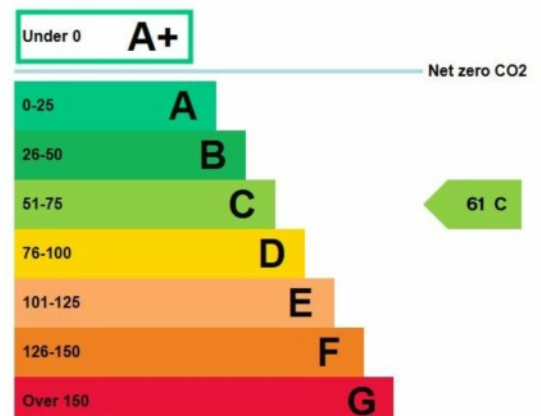
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

What3Words

///announce.kebab.gambles



This property's energy rating is C.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1628 ft²
 151.4 m²

Reduced headroom
 22 ft²
 2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.