



30 Ellerthwaite Road, Windermere
£550,000



30 Ellerthwaite Road

Windermere

The property has been meticulously maintained by the current owners and successfully operated as a well regarded guest house, offering a high standard of presentation throughout, and further benefiting from planning permission granted to allow a change of use to a permanent main residence, holiday let or HMO, subject to local occupancy conditions, providing a versatile and attractive opportunity for a range of buyers.

Set within a highly desirable and established part of Windermere, this charming and competitively priced property enjoys a prime position within easy walking distance of the town 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.

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.

- Charming character bed and breakfast for sale, an attractive period stone property full of charm and original features
- Planning permission granted to allow a change of use to a permanent main residence, holiday let or HMO, subject to local occupancy conditions, providing a versatile and attractive opportunity
- On site car park for up to five vehicles, a valuable and rare feature for a property in this location
- Elegant dining room with arch features, showcasing attractive arched details and glass folding doors allowing the space to be opened up for flexible entertaining or guest dining
- Five en suite bedrooms, all generously proportioned and each benefiting from its own en suite shower room, offering comfort, privacy and strong guest appeal
- Spacious living room accommodation providing comfortable and versatile areas for relaxation for both owners and guests
- Well equipped fitted kitchen, practical and fully fitted, perfectly suited for catering to guests or everyday family living
- Pleasant front garden seating area providing a pleasant outdoor space for guests to relax and enjoy the setting

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

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.





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)



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)









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