



Fairfield House Bowness Bay, Windermere

- A unique country guest house close to the lake yet quietly set amid glorious landscaped gardens
- 8 individual en suite bedrooms including 1 suite
- Recently completed high quality refurbishment
- £122,691 net T/O - B&B only with excellent profits

£935,000 - Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Fairfield House occupies a superb position on Brantfell Road, high above Bowness yet only a few minutes from the centre of this delightful village. Built in 1830 as a wedding gift by the Garnett family for their son, the house was extended in 1970. The present owners have returned Fairfield House to its heyday with delightful décor of the era and bespoke carpets of a similar style incorporating the Fairfield House logo. All of the letting bedrooms are appointed to the highest possible standards and the gardens have similarly retained the style of this early 1900s period with delightful ambience and immense character.

Bowness Bay is one of the best known areas of the Lake District National Park which attracts many thousands of visitors every year. Fairfield House is only a few minutes' walk from picturesque Bowness Bay and is ideally suited to provide accommodation to visitors looking for both a quiet place to stay and also one that is very central. The village itself dates from the 11th Century when the Vikings settled here and the lake was named after a Viking chief - Vinand's Mere. Surrounded by watchful fells, Windermere is close to Beatrix Potter's museum and the steamers plough the lake's length giving visitors an outstanding view of this glorious landscape. To the north lie the honeypot villages of Ambleside and Grasmere, much loved by the Lakeland poet William Wordsworth and with Sarah Nelson's famous gingerbread shop. All these and much, much more bring many thousands of tourists to this idyllic corner of England each year over an ever lengthening tourist season.

Fairfield House was acquired by the present owners in 2002 and during their ownership they have invested heavily, returning the property to its Arts and Crafts style and have combined this carefully and sympathetically with high quality en suites to the delightfully decorated and furnished bedrooms with both the public rooms and gardens laid out in the style of the era. This individual style combined with modern marketing incorporating season-extending quality breaks through Cumbria Tourism, has proved extremely popular with turnover and profits leaping forwards from this all year round business. However, having enjoyed their years at Fairfield House, the owners have now decided to retire.



THE PROPERTY

Of rendered construction and under a pitched slate roof, the accommodation is laid out on ground and two upper floors.

PUBLIC AREAS

Wide sweeping steps lead to the entrance. Reception with shaped desk, information and seating area. Bar/lobby. Residents lounge with open fire in an Art and Crafts surround. Feature bay window. Breakfast room to seat 18, a room with lots of 1920s Arts and Crafts style, reflective of the Charles Renee Mackinton era. Indeed, the redesign was undertaken by renowned local designer Nicola Rudge. Square bay and oak laminate floor.

LETTING BEDROOMS

8 letting bedrooms to sleep 16 (7 double, and 1 luxury suite). All rooms have en suites with shower. One room has a locally made mahogany four-poster bed and power shower. Two deluxe rooms overlook the garden and have different spa bath and power shower experiences. The penthouse has spa bath in the room and glass shower set in the roof with views of the lake. All letting bedrooms have central heating radiator, flat screen television with DVD player, low energy lighting, hairdryer, Wi-Fi and tea and coffee making facilities.

Many innovative aspects have been added to some rooms to facilitate additional requirements such as twin beds and disabled needs and two rooms can even be linked together.

OWNERS' ACCOMMODATION

The owners have the benefit of a high quality and superbly appointed apartment comprising spacious living room with magnificent double aspect fell views and double bedroom with en suite shower room. A further ground floor letting room can be included in the owners' accommodation to give a second owners' bedroom either permanently or temporarily.



STAFF ACCOMMODATION

There is accommodation for staff (one or two individuals or a couple).

SERVICE AREAS

Commercial kitchen being extensively tiled and having a non-slip floor and fluorescent lighting. Dry goods store/freezer room, again with fluorescent lighting. Under floor dry goods store. Prep/server/wash-up with a range of modern fitted units. Laundry room. Boiler room with flagged floor. Rear hallway to garden. Linen store.

OUTSIDE

A very important feature is the excellent car parking area reached via a driveway from Brantfell Road. Lovely landscaped rear garden with delightful wisteria to the rear elevation. Outside store.

SERVICES

South Lakeland District Council at Kendal (01539) 733333. Mains water, drainage, electricity and gas. Gas-fired central heating. Substantially double glazed. Wired ready for internet television.

2017 AWARDS

AA – 4 Gold Stars
CBEN – Gold Award
4th consecutive Tripadvisor "Certificate of Excellence Award" with 200 "Excellent" reviews

WEBSITE

www.the-fairfield.co.uk

TRADE

Certified accounts as provided by the owners' Chartered Accountants in the form of a Trading and Profit and Loss Account show trading profits (before finance costs and depreciation) of £48,356 on (net of Flat Rate VAT) turnover of £122,691 for the year ended 30 April 2016.

PRICE

Offers of £935,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items, trading stock and pre-payments.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Leave the M6 Motorway at junction 36 and travel northwest on the A590/591 (sign posted Kendal & Windermere). Continue along the A591 and turn left into Windermere Village. Continue through the one-way system and out onto Lake Road and down to Bowness Bay. Continue down Bowness Hill to the mini-roundabout at the bottom, continuing straight across towards the lake. Turn first left opposite the church and immediately left again onto Brantfell Road. Continue up the hill and Fairfield House is situated prominently on the right hand side of the road.



Energy Performance Certificate

Non-Domestic Building



Fairfield House
Brantfell Road
Bowness-on-Windermere
WINDERMERE
LA23 3AE

Certificate Reference Number:
0320-0232-5009-3724-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **75**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	396
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	184.54

Benchmarks

Buildings similar to this one could have rating as follows:

35

If newly built

93

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
Property Reference:	230062750000
Assessor Name:	Richard Lee
Assessor Number:	STRO007048
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	North West EPC
Employer/Trading Address:	Ascot House, The Downs, Poulton-Le-Fylde
Issue Date:	2012-05-03
Valid Until:	2022-05-02
Related Party Disclosure:	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0240-2906-0402-5370-2030

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.