

# Lakes Lodge Bed & Breakfast

1 High Street, Windermere, LA23 1AF



## For Sale



- Long established guest house in a prime trading location
- 10 en suite letting bedrooms and car parking (6)
- 2 bedroom owners' accommodation
- £110,665 net T/O (B&B only) – much trading potential

**Offers around  
£760,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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# Lakes Lodge Bed & Breakfast, Windermere



Lakes Lodge occupies a superb trading position on the fringe of Windermere's main retail area and close to the railway station. Built in the era of the boom in the rail network in the mid-1800s, the property was originally a bank and then a youth hostel before being reconfigured as a guest house in 1996. A wonderfully spacious property, Lakes Lodge benefits from 10 en suite letting bedrooms complimented by 2 bedroom apartment for the resident owners. Its big plus is its car park as well as its proximity to the railway station, ensuring its popularity as an ideally placed guest house.

To many, the name Windermere is synonymous with Cumbria and The Lake District. This beautiful part of the country is steeped in character with Lake Windermere only a short journey away at Bowness Bay. Framed by glorious woodlands and watchful fells, Lake Windermere – England's longest lake – forms a glorious setting which draws many thousands of tourists to this superb corner of England year in and year out. Being in such a wonderfully central location, Lakes Lodge offers an ideal location to enjoy the surrounding area, so loved by the poets – Wordsworth and Southey – as well as

being so much loved by Beatrix Potter, who lived for such a long time at Sawrey on the west side of Lake Windermere.

The present owners acquired Lakes Lodge in 2000 and during their ownership, they have significantly upgraded this spacious property. Hand in hand with these improvements, they have created a modern website and enjoyed their many years at Lakes Lodge, which they have chosen to operate on a low-key B&B basis. Having enjoyed a most enjoyable lifestyle, they are now looking to retire.

## The Property

Being traditionally built in typical Lakeland style of its era of construction, the property is stone built and under a pitched slate roof with accommodation laid out on lower ground, ground and two upper floors.

## Public Areas

Vestibule leading to a hallway with store. Breakfast room with servery to seat 20. Office with reception counter, fitted desk, shelving and fluorescent lighting. Former tour waiting room with WC.



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## Letting Bedrooms

10 letting bedrooms to sleep 21 (2 double, 3 twin, 3 single and 2 family rooms).

All have en suite shower room, Wi-Fi access, TV, fridge, hair dryer and tea and coffee making facilities.

## Owners' Accommodation

Really spacious apartment for the resident owners, which comprises of a large lounge with dormer window and feature beamed ceiling, kitchen area with a range of modern fitted units, Two good size bedrooms, one of which has fitted wardrobes, bathroom with three-piece suite and over bath shower and Velux window.

## Service Areas

Kitchen with a range of commercial appliances, canopy and extraction, non-slip floor and fluorescent light. Linen store. Utility room with fluorescent lighting.

## Outside

Tarmac front parking area for 6 vehicles. Garage/workshop/bin store.

## Services

Westmorland and Furness Council at Kendal (01539) 733333.

Mains waters, drainage, electricity and gas. Gas-fired central heating.

## Website

[www.lakes-lodge.co.uk](http://www.lakes-lodge.co.uk)

## Trade

Certified accounts from the owners' Accountant for the year ended 30 April 2023 show trading profits (before finance costs and depreciation) of £65,010 on (net of VAT) turnover of £110,665.

## Price

Offers around £760,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance

Colliers 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.





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