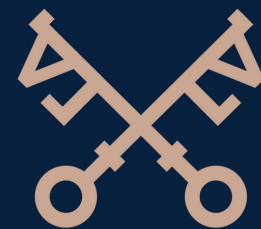




Rosemount Boutique Accommodation

Lake Road, Bowness-on-Windermere





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Drive down Lake Road From bustling Bowness towards the glorious shores of Lake Windermere and you will find the impressive Rosemount Boutique Accommodation. Set almost equidistant between the two towns; your guests will enjoy the enviable location and the flexibility of a walk to Bowness or a steady amble to the Lake. For those who prefer to drive then parking is ample on the private car park and will accommodate six vehicles. With over 4,000 square foot of luxurious accommodation, Rosemount Boutique has retained it's elegant charm and Victorian splendour whilst adding a contemporary twist with touches of modern style and an occasional splash of Farrow and Ball colour! The modern sits comfortably against the Rennie Macintosh stained glass window panes on the front door, patterned stonework, broad bay windows, and decorative bargeboards.



With it's history as a Guest house serving Windermere for over a quarter of a century, Rosemount's reputation still sees visitor enquiries! The current owner had planning passed in 2022 for a change of use to Whole of House Holiday Let and has been trading as very successful Holiday Let since September 2022. The Boutique Accommodation is backed by Lakelovers/Sykes Holiday Cottages and has very strong future bookings. This has secured Rosemount's future for future generations to enjoy along with family and friends in a private and self catering accommodation.

For further information on the Gross income for Rosemount, please contact us and we will be happy to share the information with you.



BEAUTIFUL BATHROOMS

Your future guests will be delighted with the choice of bathrooms on offer at Rosemount Boutique Accommodation. 9 beautiful Ensuites and one large luxury bathroom will serve your guests well and the large pressurised hot water system will ensure there is always hot water for your guests to enjoy after a long day on the Lakeland Fells



8 beautifully furnished bedrooms which have all been thoughtfully decorated and furnished to an incredibly high standard.

All with Ensuite bathrooms which compliment the styling of each bedroom.

Each bedroom has a fabulous garden view room or a view of Lake Road which affords some glimpses of Lake Windermere from the higher bedrooms.

4 Further bedrooms are available which are ready for your future guests or alternatively these rooms could be converted into a Cinema Room, Gym or spa room for the enjoyment of your guests.



Hallway

Grandeur greets you as you climb the few steps to the elegant door of Rosemount.

Step inside and the space impresses with it's high ceilings and period plaster ceiling coving. Underfoot, walk along original wood flooring which still to this day looks elegant and warm.

A modern warm tone wallpaper compliments the stair carpet which winds its way up to the upper floors along heavy wooden balustrades. Another nod to the house's history as a grand Gentleman's residence.

Bedrooms

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Upper Living Room

To the left of the Entrance Hall sits the large and welcoming Upper Floor Lounge where a modern wallpaper hangs alongside heritage colours of the walls.

Traditional sash bay windows look out onto Lake Road where your guests can enjoy the comings and goings of Windermere whilst enjoying the peace and tranquillity that this room offers.

A perfect entertaining space or a spot to lounge in comfy sofas and read a good book, this room has plenty of style and space to offer both..

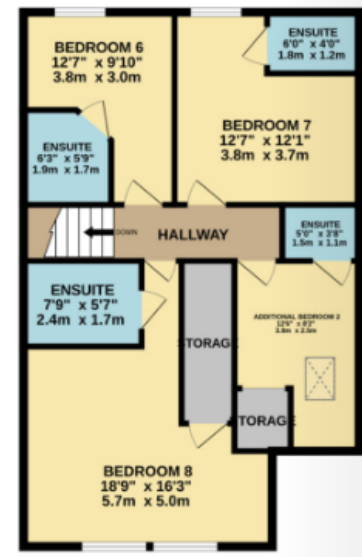
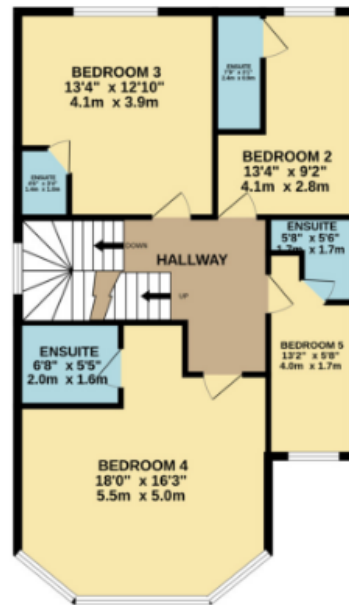
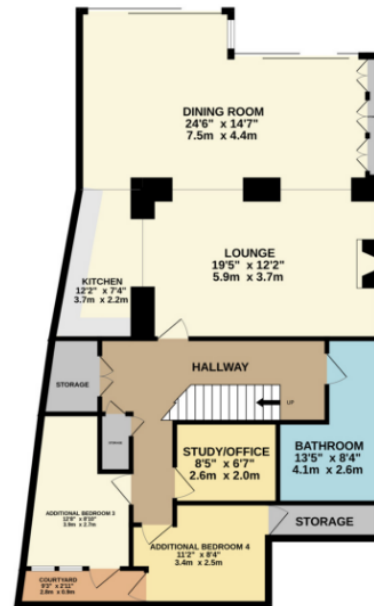
Study

On the lower ground floor there is a small study with a fitted desk where your guests can enjoy some hot desk working whilst away or this can be used as a lockable cupboard for your cleaning team to store away all of the essentials needed.

Lower Lounge Area

If the upper floors are Victorian Gentleman's residence elegant splendor then the lower floor can only be described as antipodean in style, as modern chic is the order of the day.

The clean lines of the modern Family Bathroom, The stylish and sleek kitchen, the glass veranda extension with folding doors and clean modern elegance await you...



The Kitchen

The Kitchen boasts modern high gloss cupboards. Eye level cupboards are finished in a stone colour and the lower level cupboards are in a soft olive. A beautiful hard wood work surface completes the scheme. The sink is a 1.5 basin with an adjustable tap. The level of quality shines through in the kitchen and it briefly comprises of Induction hob with a Neff extractor, eye level grill and sliding door oven electric and plate warmer, Bosch fridge freezer and an ample larder unit. The accent colour on the walls is a pale aubergine which ties in the earthy tones of the kitchen itself.

Living Room

Looking across from the kitchen you will see how the flow works in this magnificent room. The lounge seating area (5.9m x 3.7m) will easily accommodate 10 people on the comfy and inviting white sofas and the incredible dining room will seat 20! (7.5m x 4.4m) Storage has not been forgotten here either. Large white wooden cupboards disappear into the wall but the beautiful marble ball handles tell your guests that there is plentiful storage there. A further seating area looking out to the garden is the perfect spot to relax and restore one's batteries.

Garden

The garden space of Rosemount is an idyllic, private and enclosed space for your guests to enjoy a little Cumbrian sunshine or unwind with a glass of wine after a long walk through our beloved Lakeland.

The patio area will accommodate a large seating area and can be accessed through either the Bi fold doors or the patio doors from the Lounge/Dining Room. The low raised garden has an easily maintained green space and mature planting against a white rendered wall to the right and a Lakeland stone wall to the left. There is a small shed where bikes can be stored and an electric point and outdoor tap has been fitted.

Family Bathroom

Spacious, modern, light, elegant...there aren't enough adjectives to describe the Family Bathroom! A large double shower enclosure sits opposite a large sunken tub which is fully tiled with a feature wall of textured copper tiling. Central taps will stop the argument of 'who gets the taps end' whilst sharing a bath. Beautiful lighting will create an ambiance with three different lighting options available. An enclosed Low flush WC and floating pedestal sink finish the stylish room.





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