

Windermere

£550,000

Abacus House
11 Upper Oak Street
Windermere
Cumbria
LA23 2LB

A large traditional Lakeland stone and slated 5 bedroomed property in an excellent central position with off road parking for 3-4 cars. The property is in great order and has been well maintained.

Currently being used as a guest house, the property would also lend itself to a sizeable family home, holiday let subject to planning permission or kept as a bed and breakfast. Double glazed windows and gas fired central heating.

Property Ref: W5805





Living And Dining Room



Living And Dining Room



Living And Dining Room

Description: A substantial mid terrace traditional Lakeland stone and slated property providing spacious 5 bedroomed (4 en-suite) accommodation. The property is currently arranged with an open plan lounge-dining room, modern kitchen, utility and luxury bathroom to the ground floor with double bedroom to the lower ground floor. To the first and second floors are 3 en-suite double bedrooms and one en-suite single bedroom.

The property has been well maintained and modernised and is well presented. To the rear of the property is a small yard, stone and slated store and most useful off road parking for 3-4 cars.

Location: Excellently positioned just out of the centre of the village within easy level walking distance of all the amenities. The property is approached from Crescent Road in the centre of Windermere, turning left by the Co-op into Oak Street continuing as Upper Oak Street. No. 11 is situated on the left.

Accommodation: (with approximate measurements)

Front Entrance Porch

Entrance Hall

Telephone point and staircase to first floor.

Owners Living Room/Dining Room

28' 11 into bay" x 11' 10 max" (8.81m x 3.61m)

A lovely elegant room with bay window, tv point cabinet, two mirrored alcoves with built-in cupboards. Wooden flooring with separate controls to zoned underfloor heating for the lounge and dining rooms areas.



Kitchen

Kitchen

13' 5" x 8' 0" (4.09m x 2.44m)

Fitted with a range of wall and base units with worktops, attractive stone tiling and inset stainless steel sink unit. Integrated appliances of Bosch electric double oven, 5 ring gas hob and extractor hood over, built in refrigerator and freezer. Access to stairs leading to lower ground floor.

Utility Room

8' 0" x 8' 1" (2.44m x 2.46m)

Fitted wall and base units with worktops and attractive stone tiling. Worcester gas combination boiler, plumbing for washing machine and access to rear yard.

Bathroom

10' 1" x 7' 7" (3.07m x 2.31m)

Fitted with a 4 piece suite of shaped bath, glazed shower cubicle with electric shower, pedestal wash basin and wc. Attractive tiling to walls and floor, ladder radiator and extractor fan.



Kitchen



Kitchen



Letting Bedroom 6



Letting Bedroom 6



Letting Bedroom 4

Lower Ground Floor

Owners Bedroom

14' 1 into bay" x 15' 5" (4.29m x 4.7m)
Built in wardrobes and radiator.

First Floor Landing

Letting Bedroom "4"

13' 4" x 8' 0" (4.06m x 2.44m)

En-suite

WC, built in washbasin with vanity unit, shower. Heated towel rail, extractor fan and fully tiled walls and laminate flooring.

Letting Bedroom "5"

15' 5" x 9' 2 inc en-suite" (4.7m x 2.79m)
Fitted wardrobes and drawers.

Ensuite shower room

WC, washbasin, shower cubicle. Heated towel rail, extractor fan, fully tiled walls and laminate flooring.

Letting Bedroom "6"

15' 7" x 13' 1 in en-suite" (4.75m x 3.99m) A good sized room with two windows, built in wardrobes and drawers and TV point.

En-suite

WC, wash basin and shower cubicle. Heated towel rail, fully tiled walls and laminate flooring.



Letting Bedroom 7

Staircase to Second Floor

Built-in cupboard.

Letting Bedroom "7"

17' 0" x 15' 6" max inc en-suite (5.18m x 4.72m)

A good sized double bedroom with large window. Built-in storage cupboards with additional access to very useful eaves storage area.

En-suite shower room

WC, pedestal washbasin, walk in shower. Extractor fan, wood effect flooring and fully tiled walls.

Outside: Small forecourt garden area to the front. Rear yard with stone and slated store. Off road parking area for 3-4 cars.



Letting Bedroom 5



Letting Bedroom 7



Letting Bedroom 6



Owners Bedroom



Bathroom

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Council Tax And Business Rates:
South Lakeland District Council - Band B for owners accommodation.

Business Rates: A rateable value of £5,600 with the amount payable £2794.40. Small business rates relief may apply, please contact South Lakeland District Council for more information.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

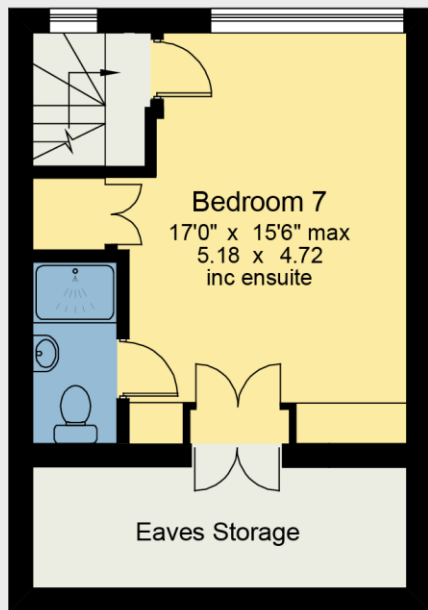
For a Viewing Call 015394 44461



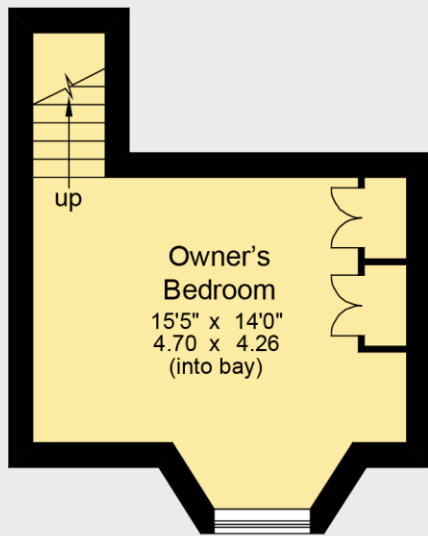
Letting Bedroom 7



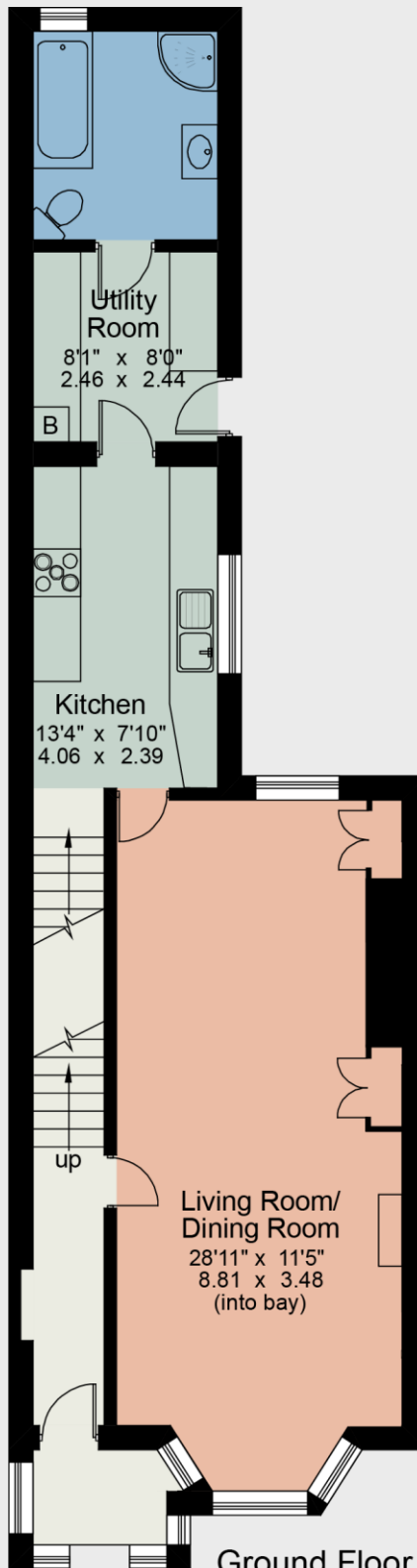
Rear Parking Area



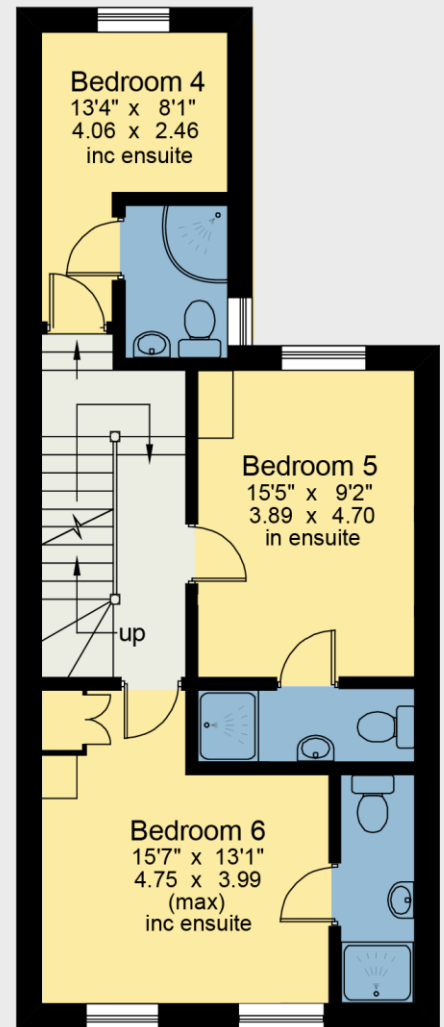
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx Gross Floor Area = 1767 Sq. Feet
= 163.80 Sq. Metres

For illustrative purposes only. Not to scale.

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