



Bowness On Windermere

£395,000

Camellia Cottage, 8 Meadowcroft Cottages, Meadowcroft Lane,
Bowness On Windermere, LA23 3JE

A charming 2 bedroomed end of terrace cottage in a sought after location. Situated on the outskirts of Bowness village yet within easy walking distance and with the added benefit of pleasant garden and off road parking.

Quick Overview

2 Bedroomed (1 en-suite) charming cottage
1 reception room 2 bathrooms
Peaceful yet convenient location
Lawned garden to the front
Currently used as a holiday let
Close to Bowness village
In nice, neat order
Perfect home, second home or holiday let
Off road parking
*Superfast broadband speed of 37 Mbps
available



2



2



1



D



Superfast
Broadband



Off Road
Parking

Property Reference: W5910



Living Area



Living Area



Dining Area



Kitchen

Description

A nicely presented 2 bedroomed cottage in the heart of the Lake District National Park being only a few minutes drive into Bowness village and the ever popular Windermere Marina. The property offers spacious, modern accommodation with open plan living and dining room with wood burning stove and traditional wood beams to the ceiling and attractive fitted kitchen with integrated appliances.

To the first floor there are 2 generously sized bedrooms and a 3 piece house bathroom. Bedroom 1 has a pleasant aspect overlooking the garden, has a feature cast iron fireplace, beams to the ceiling and an en-suite 3 piece shower room. Bedroom 2 again has a lovely aspect over the front garden, a feature cast iron fireplace and the beams to the ceiling keeping the traditional cottage feel alive.

To the front of the cottage is a beautiful garden with well established plants, flowers and shrubs plus a seating area.

Location

Conveniently situated just out of Bowness village in the highly desirable semi rural area of Storrs Park, the development of Meadowcroft Cottages is a pleasant and peaceful setting yet is within minutes walking distance of the amenities of Bowness village.

From Bowness take the A592 towards Newby Bridge and after passing the ferry turning second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development and No.8 is the first cottage you come to. The neighbouring cottages have pedestrian access across the path in front of the cottage.

Accommodation (with approximate measurements)

Entrance Porch

Open Plan Living Room And Dining Room

24' 8 overall" x 15' 10 max" (7.52m x 4.83m)

Kitchen

12' 5" x 5' 10" (3.78m x 1.78m)

Stairs to

First Floor Landing

Bedroom 1

15' 4" x 8' 10" (4.67m x 2.69m)

En-Suite Shower Room

Bedroom 2

13' 0" x 9' 7 max" (3.96m x 2.92m)

Bathroom

Property Information:

Services

Mains gas, electric, water and drainage. Gas central heating to radiators. Double glazing to windows.

Tenure

Freehold. Vacant possession upon completion.

Business Rates

South Lakeland District Council - Rateable value of £2,400 from April 1st 2023 with the amount payable being £1,197.60 per annum.

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.

What3Words

<https://what3words.com/drove.laying.eclipses>



Bedroom 1



Bedroom 2



Parking Area

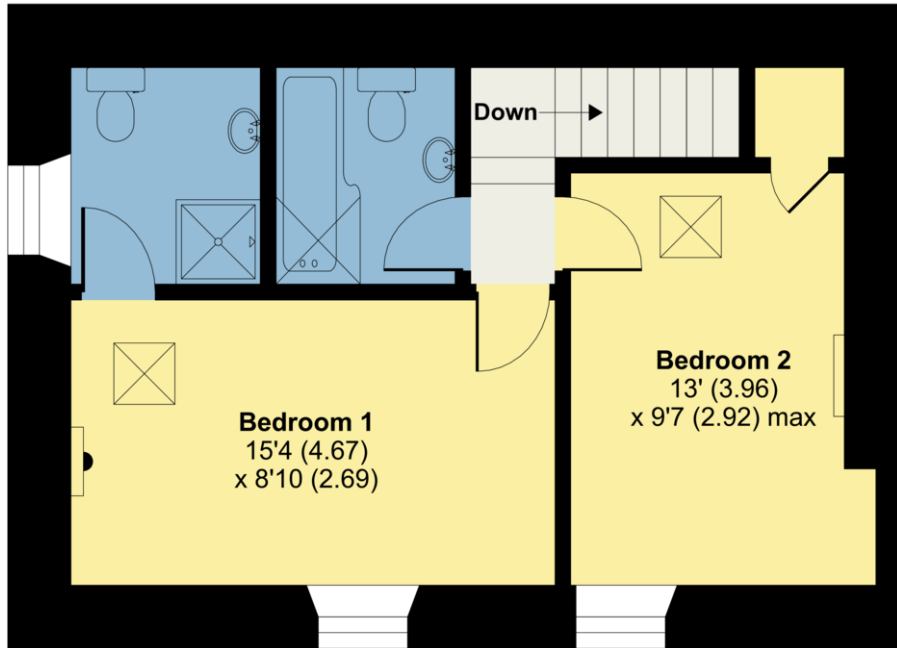


Garden

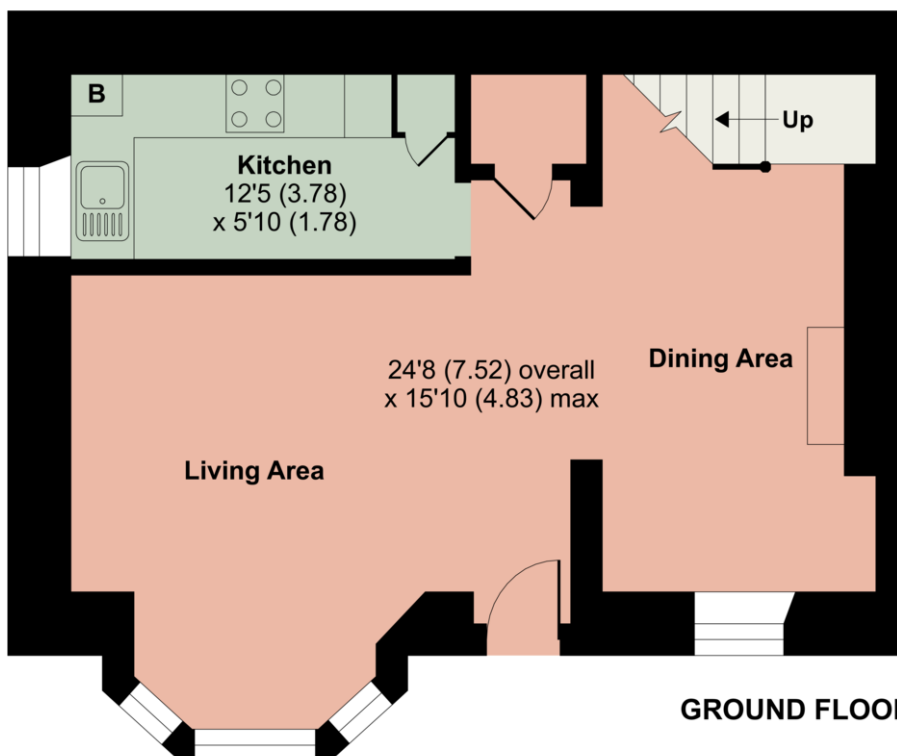
8 Meadowcroft Cottages, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 849 sq ft / 78.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 956186

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