



## Windermere

£335,000

Old Codgers Cottage, 5 Beech Street, Windermere, Cumbria, LA23 1ED

A delightful 2 bedroomed terraced Lakeland stone and slated cottage dating back to approximately 1847, tucked away but in a prime location in the heart of Windermere with an excellent basement which has potential to be a third bedroom. An idyllic Lake District village cottage for holiday or permanent enjoyment. Currently a successful holiday let and hopefully sold as a going concern.

### Quick Overview

2 bedroomed mid terraced house  
1 reception room and 1 shower room

Central location

Rear yard

No chain

Close to amenities

Good decorative order

Currently a successful holiday let

On road permit parking

\*Superfast Broadband speed of 78Mbps available



2



1



1



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Superfast  
Broadband



On Road Permit  
Parking

Property Reference: W6027





Front Entrance



Living Room



Living Room



Breakfast Kitchen

**Description:** A well maintained mid terraced 2/3 bedroomed property set in the heart of Windermere close to all the amenities it has to offer. Currently a successful holiday let, no.5 Beech Street is in good decorative order. As you walk in the front door there is a useful porch area leading into the cosy living room awaits with feature fireplace, the kitchen is just off the living room and has all the modern appliances you would expect with integrated Lamona electric oven and inset gas hob with extractor over. On the lower ground floor is a basement which makes for useful storage or even a 3rd bedroom. To the first floor there are 2 further bedrooms with bedroom 1 having built in wardrobes. The house shower room can also be found on this floor with WC, pedestal washbasin and shower.

Outside there is an enclosed rear yard with flower beds, seating area and access onto back lane. On Street permit parking.

**Location:** Conveniently situated in Beech Street the property is within immediate walking distance of the centre of Windermere with all the amenities it has to offer close at hand. The railway station, bus services and main road to Kendal and Ambleside are also nearby making the cottage ideal for use either as a permanent or holiday home. As you drive through Windermere on the one way system on Crescent Road, Beech Street can be found on your left hand side, next to Windermere Wine Stores and Old Codgers Cottage can be found a short way down on the left hand side.

**Accommodation (with approximate measurements)**

**Entrance Porch**

**Living Room** 13' 6" max x 12' 2" (4.11m x 3.71m)

**Breakfast Kitchen** 12' 11" x 10' 4" (3.94m x 3.15m)

**Door from kitchen leads to basement/bedroom 3.**

**Basement/Bedroom 3** 14' 6" inc stairs x 12' 11" (4.42m x 3.94m)



Stairs from the ground floor leads to the first floor.

Landing

Bedroom 1 13' 2" x 12' 2" (4.01m x 3.71m)

Bedroom 2 10' 4" x 7' 11" (3.15m x 2.41m)

Shower Room

Property Information:

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

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** Rateable value of £2,400 with the amount payable of £1,176 for 2023/24. Small business relief may apply depending on circumstances.

**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:** //carbonate.dads.skins

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 13th December 2023 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



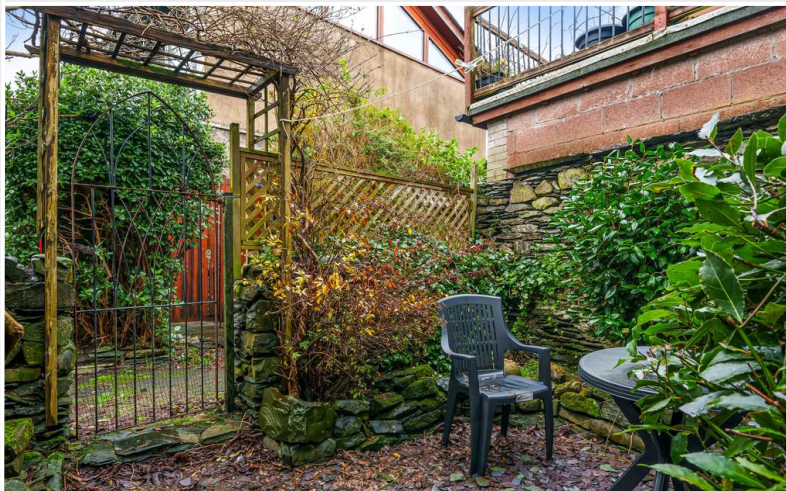
Bedroom 1



Bedroom 2



Bathroom

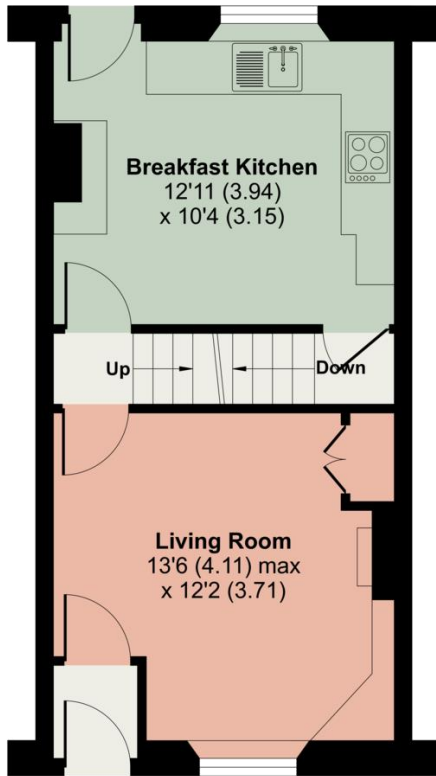


Rear Yard

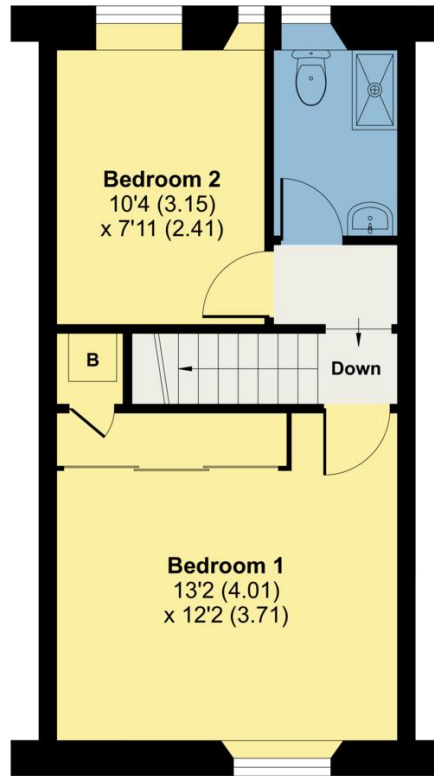
# 5 Beech Street, Windermere, LA23

Approximate Area = 889 sq ft / 82.5 sq m

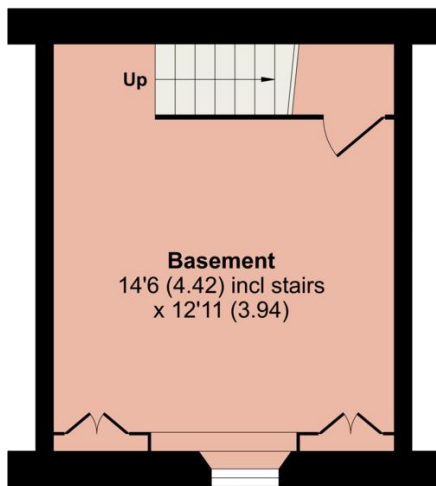
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**LOWER GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1068104

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