



Windermere

£344,500

Yewgarth, Ground Floor Flat, New Road, Windermere, LA23 2LA

A large spacious 2 bedroomed ground floor flat currently being converted by the owner from former offices (subject to an occupancy condition) with garage, parking and garden area all within level walking distance of the village centre.

Quick Overview

- 2 bedroomed ground floor flat
- En-suite shower room to main bedroom
- Further en-suite bathroom
- Detached garage
- Off road parking
- Garden area
- Level walking distance to village
- Occupancy conditions apply

Property Reference: W6042



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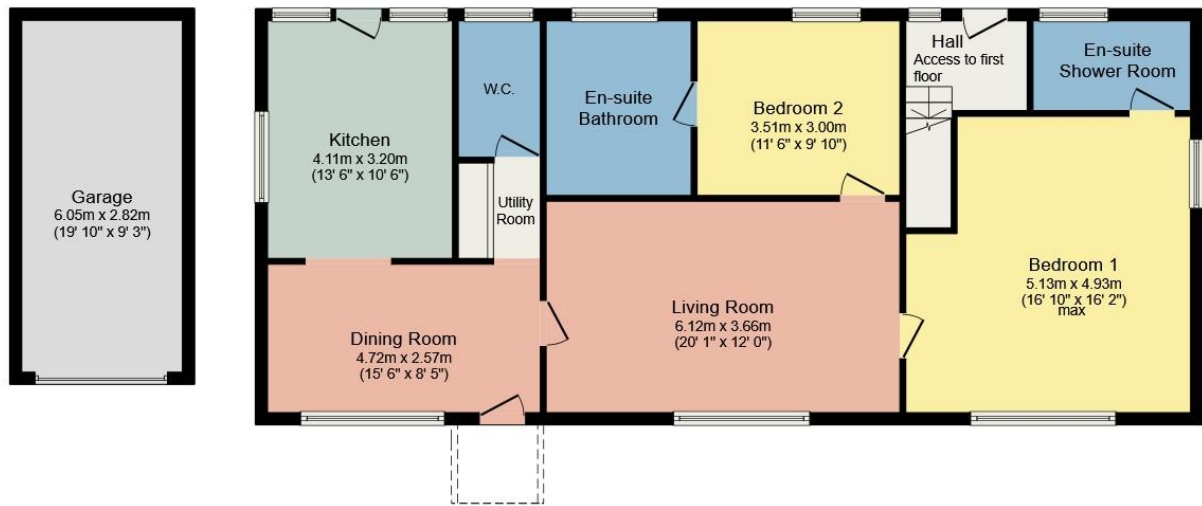


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New Road, Windermere



Description: These former offices are currently being converted into a good sized ground floor apartment which when finished will be complete with off road parking, garden area and detached garage.

The ground floor apartment is subject to an occupancy condition. Please ask for further details or look at the LDNPA website (7/2022/5724).

Depending upon when interest is shown, there may be the opportunity to influence décor and fittings.

Location: Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side, just past the Howbeck.

Accommodation: (with approximate measurements)

Living Room 20' 1" x 12' 0" (6.12m x 3.66m)

Dining Room 15' 6" x 8' 5" (4.72m x 2.57m)

Kitchen 13' 6" x 10' 6" (4.11m x 3.2m)

W.C

Bathroom

Bedroom 1 16' 10" max x 16' 2" max (5.13m x 4.93m)

En-suite Shower Room

Bedroom 2 11' 6" max x 9' 10" max (3.51m x 3m)

En-suite Bathroom

Garage 19' 10" x 9' 3" (6.05m x 2.82m)

Property Information:

Outside: Front tarmacked parking area for 3 cars. Detached garage. It is the owners intention to remodel and soften to create a small garden area.

Services: Mains water, drainage and electricity.

Tenure: Freehold - Building insurance and the service charge will be split 50/50 with the first floor flat.

Council Tax: Westmorland and Furness Council. As the property is currently being converted it will need to be assessed after completion.

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

Energy Performance Certificate: To be confirmed when conversion is completed.

What3Words: ///cliff.joys.plants

Notes: *Checked on <https://checker.ofcom.org.uk> 1st February 2024 - not verified.

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