



# Windermere

£425,000

Nutkin Cottage, 13 Oak Street, Windermere, Cumbria, LA23 1EN

A beautifully presented 3 bedroomed (2 en-suite) mid terraced traditional Lakeland cottage set in a central location in the picturesque village of Windermere. An ideal family home, holiday home or investment property in excellent condition and with on street parking and rear patio seating area. The property has been lovingly re-decorated and modernised by the current owners.

The property is currently a very successful holiday let and the furniture is available under separate negotiation.

## Quick Overview

- 3 bedroomed mid terraced house
- 1 reception room and 3 bath/shower rooms
- Central location
- Rear patio
- For sale as a going concern if desired
- Close to amenities and schools
- Excellent decorative order
- Ideal family home or holiday let
- On road parking
- \*Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6092



Sitting Room



Dining Area



Kitchen



Bedroom 1

**Description:** A beautifully presented 3 bedroomed (2 en-suite) mid terraced Lakeland property set in a superb central location in Windermere village. An ideal family home, holiday home or investment property in excellent condition and with on street parking and rear patio seating area. The property has been lovingly re-decorated and modernised by the current owners.

The property is currently a very successful holiday let and the furniture is available under separate negotiation.

**Location:** In a central location to Windermere village. From Crescent Road bear left before the Co-Op and Nutkin Cottage can be found a short way along the road of the left. Oak Street continues onto Upper Oak Street and at the end of this, again only a few hundred metres along, is Queens Park Recreational Ground with nearly 10 acres of Public Parkland, with a children's playground, tennis courts, a bowling green and a football and cricket field, depending upon the season.

**Property Overview:** A traditional Lakeland stone property set in the heart of Windermere village, an ideal family home, additional residence or indeed an investment property. This fully modernised home is set over 4 floors and comprises of large open plan lounge/dining room and kitchen to the ground floor, large cellar and store area to the lower ground floor, 2 double bedrooms (1 en-suite), and family bathroom to the first floor and large bedroom with en-suite to the second floor.

To the rear of the property there is a patio seating area and to the front of the property is a forecourt garden. Permit parking for 2 vehicles is available with this property subject to an application to Westmorland and Furness Council.

The Sitting Room has a bay window with window seat, overlooking the street scene, cast iron fireplace with black slate hearth and alcove cupboard. The Dining Area has a large wood burning stove with black slate hearth and oak beam mantle. Modern kitchen with Oak worktops with inset stainless steel sink and mixer tap with Abode black glass covers, large slate window sill, cream gloss wall and base units and integrated appliances. Slimline dishwasher. Plumbing for washing machine and space for dryer. Ariston combination boiler. 2 cellar rooms with limited head height.

On the first floor are 2 bedrooms (1 with en-suite) Bedroom 1 has a feature cast iron fireplace and the en-suite consists of corner shower unit, WC and wash basin with chrome and glass shelf over. Bedroom 3 has an attractive slate window sill. A contemporary family bathroom can also be found on this floor and has a 3 piece white suite.

To the second floor is Bedroom 2 which is en-suite and has exposed wooden beams and dormer windows. Under eaves storage and an attractive seating area. The en-suite has a corner shower unit, WC and wash hand basin.

Accommodation: (with approximate measurements)

Entrance Hall

Sitting/Dining Area (Formerly 2 rooms) 28' 11" into bay x 10' 11" max (8.81m x 3.33m)

Kitchen 14' 9" x 7' 4" (4.5m x 2.24m)

Stairs from the kitchen to:

Cellar Room 1 10' 5" x 10' 4" (3.18m x 3.15m)

Cellar Room 2 13' 5" x 9' 8" (4.09m x 2.95m)

Stairs from the entrance hall lead to first floor

Bedroom 1 13' 10" x 10' 7" (4.22m x 3.23m)

En-suite Shower Room

Bedroom 3 13' 4" x 7' 4" (4.06m x 2.24m)

Bathroom

Stairs to the second floor:

Bedroom 2 21' 6" max x 13' 10" including en-suite & stairs (6.55m x 4.22m)

En-suite Shower Room

Outside: To the rear of the property there is a raised patio seating area and open store. To the front of the property there is a small paved courtyard area. Permit parking for 2 cars is available through Westmorland and Furness Council.

Property Information:

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

Tenure: Freehold. Vacant possession upon completion.

Business Rates: Rateable value of £3,350 with the amount payable of £1,641.50 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: //wage.quicksand.amber

Notes: \*Checked on <https://www.openreach.com/> 16th May 2024 - not verified.



Bedroom 2



Bedroom 3



Front Patio



Rear Patio

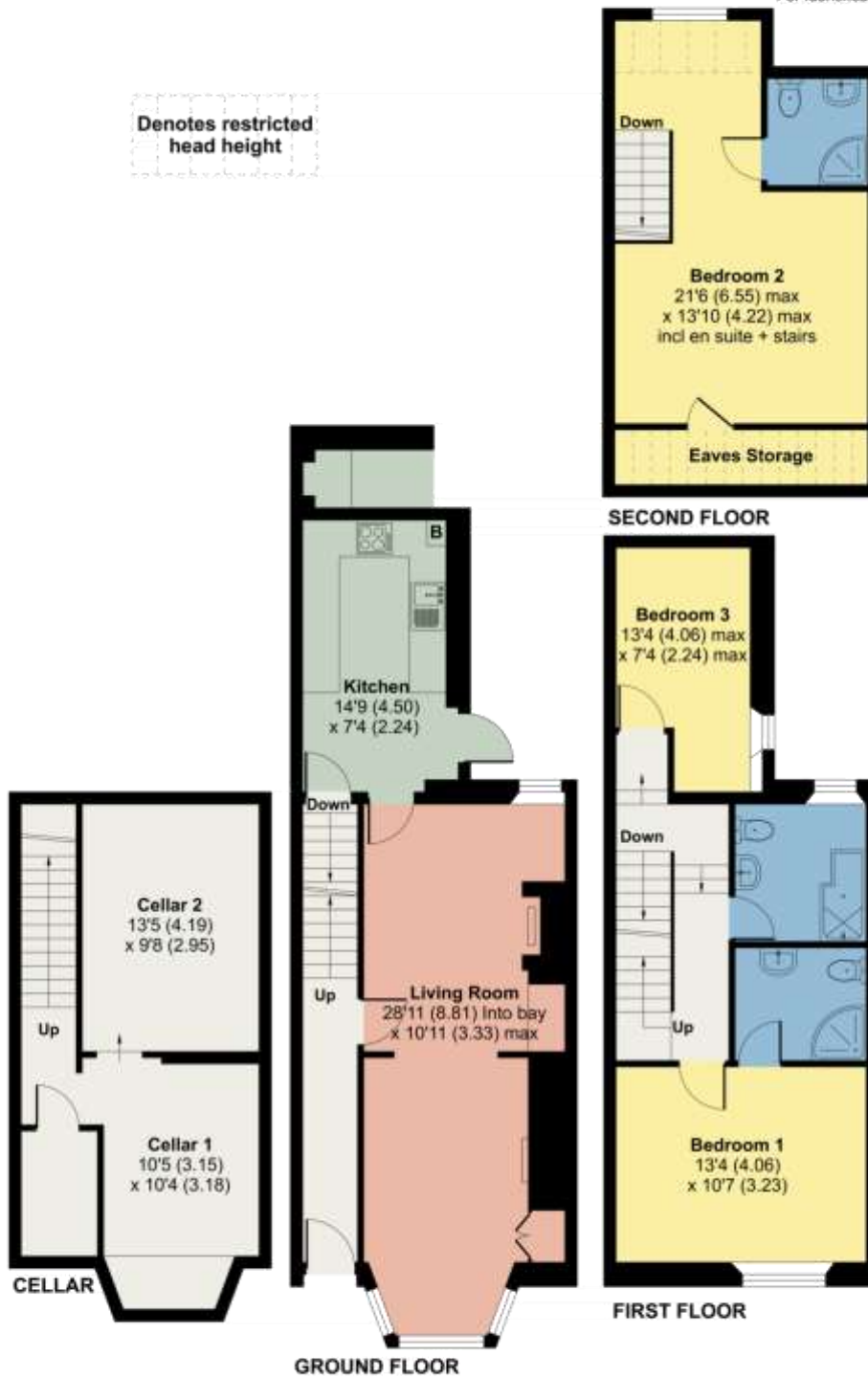
# 13 Oak Street, Windermere, LA23

Approximate Area = 1548 sq ft / 143.8 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Hackney & Leigh. REF: 1123762

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