



Meadowcroft Lane

£495,000

3 Meadowcroft Cottages, Meadowcroft Lane,
Bowness-on-Windermere, LA23 3JE

A large 4 bedroomed mid terraced cottage forming part of a pleasant courtyard setting, tucked away within the peaceful and well regarded semi rural area of Storrs Park and yet not far from the amenities of Bowness Village and only a short walk to Lake Windermere itself.

The property is easy to manage and benefits from having a new roof in 2020, this making it ideal for residential lettings, a holiday home or for holiday lettings with the benefit of parking for 2 cars.

Quick Overview

- 4 bedroomed cottage
- 2 reception rooms, 1 bathroom, 2 en-suites
- Semi rural location
- Good sized garden
- Views of Lake Windermere and fells
- Not far from amenities
- Good decorative order
- Permanent residence, 2nd home or holiday let
- Parking for 2 cars
- *FTTC Superfast broadband available up to 25-40 Mbps



4



3



2



D



Superfast
Fibre
Broadband



Parking for
2 Cars

Property Reference: W6141



Living Room



Kitchen



Dining Room



Bedroom 1

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 courtyard setting yet is within minutes walking distance of the amenities of the popular Windermere Marina development including the restaurant and Lake Windermere.

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 where No.3 can be found in the courtyard on the left hand side.

Property Overview: A traditional mid terraced cottage set in a quiet cul-de-sac. The cottage provides 4 bedroomed (2 en-suite) accommodation together with living room, kitchen, dining room and bathroom. The property also benefits from having parking for 2 cars and views of Lake Windermere and the fells beyond from some of the rooms.

On the ground floor the property comprises of entrance hall with traditional bell, dining room and living room with wood burner and original stone lintel above and inset cupboard and has a pleasant outlook over the rear garden and to the fells. The kitchen has wall and base units, Belfast sink and is well equipped with all the modern appliances including, inset Hotpoint electric oven and Belling induction hob with extractor fan over and inset Bosch dishwasher. There are lots of original features within the rooms including lintel features within the walls and original stone flooring in the kitchen.

Bifold doors from the kitchen lead to the rear garden. On the first and second floor the bedrooms also have original beams and bedrooms 1 & 2 have original fireplaces adding to the character of this property. From Bedrooms 2 and 3 there are lovely views of Lake Windermere and the fells beyond one being Claife Heights and 2 of the bedrooms benefit from having en-suites. There is also a modern family bathroom with WC, washbasin and vanity unit and bath with Bristan modern thermostatic power shower over. There is also an original Georgian cupboard which houses the immersion heater. On the lower ground floor is a cellar useful for storage and houses the Ideal Classic boiler.

The property would be an ideal main residence, second home and holiday let.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Room 14' 10" x 10' max (4.52m x 3.05m)

Living Room 14' 9" x 14' (4.5m x 4.27m)

Kitchen 15' 1" max x 10' max (4.6m x 3.05m)

Lower Ground Floor

Cellar Room 11' 8" x 8' 7" (3.56m x 2.62m)

First Floor

Landing

Bedroom 1 15' 5" into bay x 14' 10" max (4.7m x 4.52m)

Bedroom 2 14' 9" x 10' 9" (4.5m x 3.28m)

En-Suite Bathroom

House Bathroom

Second Floor

Landing

Bedroom 3 16' 7" max x 10' 4" max (5.05m x 3.15m)

En-Suite Shower Room

Bedroom 4 14' x 12' 6" max (4.27m x 3.81m)

Outside:

Home Office 11' 10" x 8' 6" (3.61m x 2.59m)

Property Information:

Services: Mains water, mains electricity and mains drainage.
Gas fired central heating and double glazed windows.

Council Tax: Westmorland & Furness Council - Band E

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.

What3Words: <https://coarser.worthy.waged>

Notes: *Checked on <https://www.openreach.com/> 30th August 2024 - 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 2



Bedroom 3



Garden



Ordnance Survey Ref: 01182605

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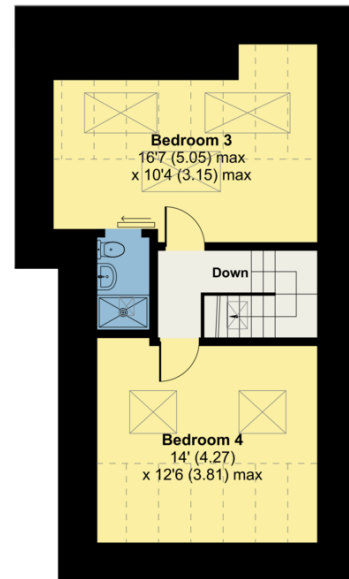
Approximate Area = 1746 sq ft / 162 sq m

Limited Use Area(s) = 164 sq ft / 15 sq m

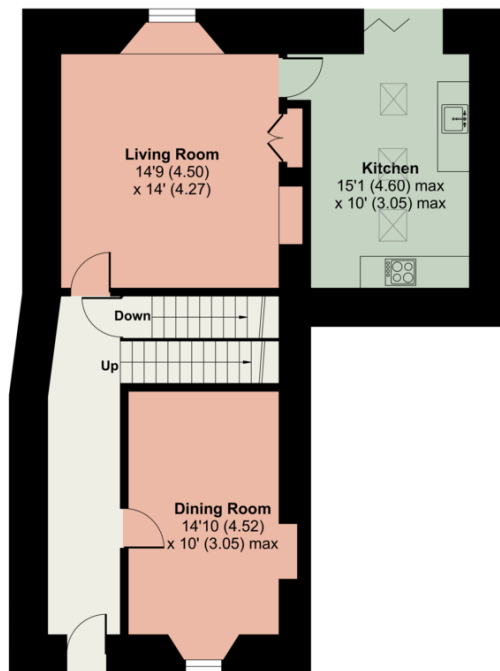
Total = 1910 sq ft / 177 sq m

For identification only - Not to scale

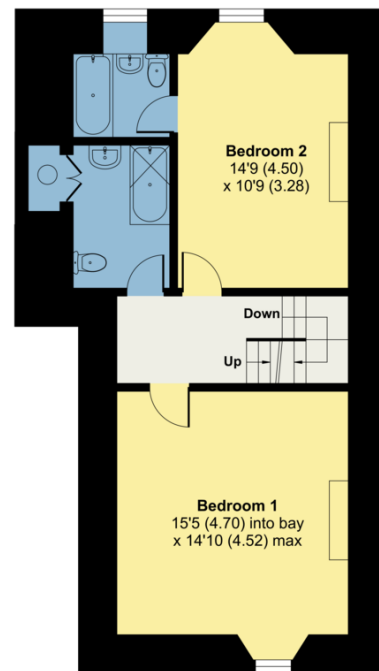
Denotes restricted
head height



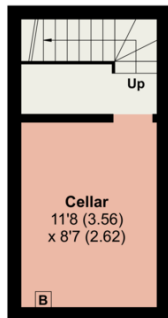
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 912132

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