

Bowness-on-Windermere

£365,000

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

Discover the perfect blend of comfort and charm at 32 Meadowcroft Cottages, a delightful three-bedroom end-of-terrace house in Bowness-on-Windermere. This cosy property offers an idyllic retreat for those seeking a serene lifestyle amidst the stunning landscapes of the Lake District.

Quick Overview

3 Bedroomed end of terrace cottage

1 Reception room & 1 bathroom

Benefit from some modernisation

Garage & off road parking

Small enclosed garden

Adjoining neighboring woodland and fields

Ideal permanent residence, 2nd home or holiday let

Quiet yet convenient location

Fell views and a glimpse of the Lake.

*FTTC Superfast broadband available



3



1



1



E



Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6201



Lounge



Dining Room



Kitchen



Bedroom 1

Location: Located on the outskirts but within walking distance of the vibrant village of Bowness-on-Windermere, residents can enjoy a wealth of local amenities, including boutique shops, cafes, and restaurants. The stunning Lake Windermere is within easy reach, offering a plethora of outdoor activities and breathtaking scenery.

From Bowness take the A592 towards Newby Bridge and after passing Longtail Hill road, turn next left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance, continue up Meadowcroft Lane turning first right into the group of cottages and No 32. can be found on the right hand side opposite the row of garages.

Property Overview: From the porch you step inside to the lower ground floor which offers an integral garage that has space to house the fridge/freezer and washing machine. There is also a large storage cupboard and cloakroom with WC.

Moving up to the ground floor you are welcomed by a warm and inviting living space, where natural light floods through large windows, highlighting the cosy atmosphere. This floor offers an open plan lounge/dining area with an electric log burner that provides an ideal setting for relaxing evenings. The adjoining dining area with a serving hatch seamlessly connects to the kitchen, equipped with hob, extractor fan and oven, under counter fridge and ample storage space.

On the first floor you are greeted with three bedrooms, each offering a peaceful haven for rest and relaxation. Bedroom one has a built-in wardrobe and boasts views of the surrounding countryside and on a clear day, a glimpse of the lake, creating a tranquil escape from the hustle and bustle of daily life. The second bedroom is slightly smaller but also offers a built-in wardrobe, this bedroom overlooks the garages that service the other homes on the property and finally bedroom three has shelving and adequate hanging space for your little ones needs. The contemporary family bathroom, with over bath e-steam shower completes the upper floor.

Outside, the property features a small enclosed garden perfect for simply soaking up the tranquillity of this countryside setting. For your convenience there is a side stairway that leads from the garden to the garage area. With its end-of-terrace position, the house benefits from additional privacy and space, making it an ideal choice for families or those seeking a peaceful retreat.

32 Meadowcroft Cottages presents a rare opportunity to own a piece of the Lake District's charm, combining home comforts with timeless appeal. Don't miss your chance to put your stamp on this new home.

Accommodation: (with approximate measurements)

Lower Ground Floor:

Cloakroom

Garage 23' 10" max x 9' 10" max (7.26m x 3m)

Stairs to Ground Floor:

Kitchen 10' 9 max" x 7' 0" (3.28m x 2.13m)

Dining Room 12' 8 max into bay" x 8' 11" (3.86m x 2.72m)

Lounge Room 12' 11" x 12' 8" (3.94m x 3.86m)

Stairs to First Floor:

Bedroom 1 11' 7" x 9' 9 max" (3.53m x 2.97m)

Bedroom 2 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom 3 6' 10 max" x 6' 8 max" (2.08m x 2.03m)

Bathroom

Property Information:

Services: Mains water, mains electricity and mains drainage.
Electric wall panels and Economy7 electric storage heaters.

Council Tax: Westmorland & Furness Council - Band D.

Tenure: Freehold. Vacant possession upon completion.

Leasehold - The freehold for Meadowcroft Cottages is owned by the management company (of which each cottage owns a share) and all the cottages are on a renewable 200 year lease from 1974. The established and well run management company (Meadowcroft cottages management Storrs Park Ltd) is responsible for the upkeep of the communal grounds including driveways, gardens and external painting. A service charge is payable in October of each year and we understand this is £650 for 2024/25. 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: ///occupiers.logged.saved

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



Private Garden



Ordnance Survey Plan Ref: 01211956

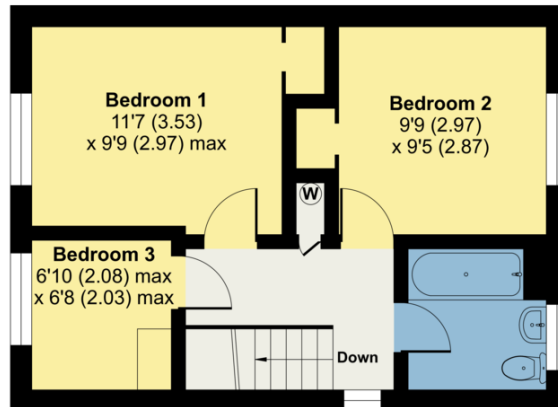
32 Meadowcroft Cottages, Meadowcroft Lane, Bowness-on-Windermere, LA23

Approximate Area = 974 sq ft / 90.4 sq m

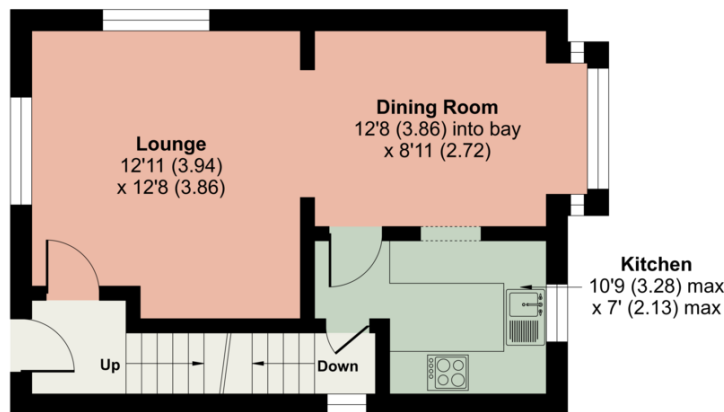
Garage = 234 sq ft / 21.7 sq m

Total = 1208 sq ft / 112.1 sq m

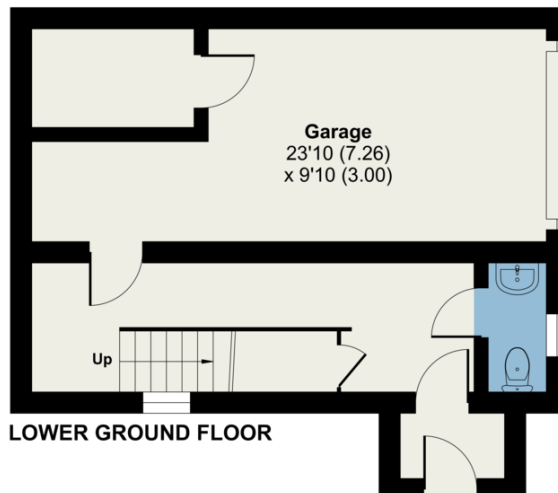
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1258652

A thought from the owners...

"400 yards down a private lane ensures peace and tranquility of an evening with little to zero artificial light pollution, yet only one mile level walk into the most happening village of the Lake District and all of its facilities."

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