



Windermere

£345,000

14 Upper Oak Street, Windermere, Cumbria, LA23 2LB

A 2 double bedroomed, 3 storey mid terraced Lakeland cottage has the added benefit of a rear patio and is within level walking distance of what Windermere has to offer and is only 50 yards from almost 11 acres of parkland of Queens Park. Currently used as a holiday let but has all the ingredients for either a main residence or a second home and can be sold with future bookings and furniture by separate negotiation.

Quick Overview

Spacious 2 bedroomed mid terraced cottage
 2 Reception rooms and 2 bathrooms
 Close to amenities and local recreational ground
 Rear outside patio area
 No chain
 Quiet yet convenient location
 In good decorative order
 On road parking
 Ideal main residence, second home or holiday let
 *Superfast fibre broadband available



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Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6209



Sitting Room



Dining Room



Kitchen



Bedroom 1

Location: Ideally situated within level walking distance of Windermere village centre and Queens Park. From Crescent Road in the village centre, before the 'Co-Op' turn left onto Oak Street. Proceed along Oak Street continuing onto Upper Oak Street where number 14 can be found on the right.

Property Overview: A traditional mid terraced Lakeland stone built cottage with Lakeland stone single storey kitchen to the rear. The property is deceptively spacious with the lower ground floor consisting of a modern fitted kitchen including built in wall and base units, built in fridge freezer, Lamona single oven with gas hob and extractor over, space for washing machine and dishwasher, and houses the Worcester boiler. The kitchen also leads to a separate shower room. Additionally, this floor has a good sized sitting room with feature fireplace and a separate dining room with under stairs cupboard leading to a useful store room.

Bedrooms 1 & 2 can be found on the upper ground floor with a separate family bathroom comprising of WC, washbasin and bath with shower over. Finally, continuing up a spiral staircase you will find an attic area with two Velux windows on the first floor. The property also has on street parking to the front and a paved yard to the rear.

14 Upper Oak Street benefits from an excellent location being only a short walk from the shops, bars and cafes in Windermere Village and a stones throw away from the local recreational ground. Currently used as a holiday let, offering quality accommodation.

Accommodation: (with approximate measurements)

Stairs to lower ground floor:

Store Room 10' 8" x 3' 0" (3.25m x 0.91m)

Sitting Room 10' 10" x 10' 7" (3.3m x 3.23m)

Dining Room 14' 6" x 12' min (4.42m x 3.66m)

Kitchen 10' 7" x 7' 4" (3.23m x 2.24m)

Shower Room

Stairs up to ground floor:

Bedroom 1 10' 10" x 10' 9" (3.3m x 3.28m)

Bedroom 2 8' 7" x 8' 4" (2.62m x 2.54m)

Bathroom

Stairs up to first floor:

Attic Area 16' 11" max x 14' 5" inc spiral staircase (5.16m x 4.39m)

Property Information:

Services: Mains electric, gas, water and drainage. Double glazing in all rooms excluding small window in store.

Tenure: Freehold (Vacant possession upon completion).

Business Rates: Rateable value of £3,350 with the amount payable of £1,641.50 for 2024/25. Small business relief may apply.

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: ///upset.deflate.listening

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Bedroom 2



Attic Area



Bathroom



Rear Yard

14 Upper Oak Street, Windermere, LA23

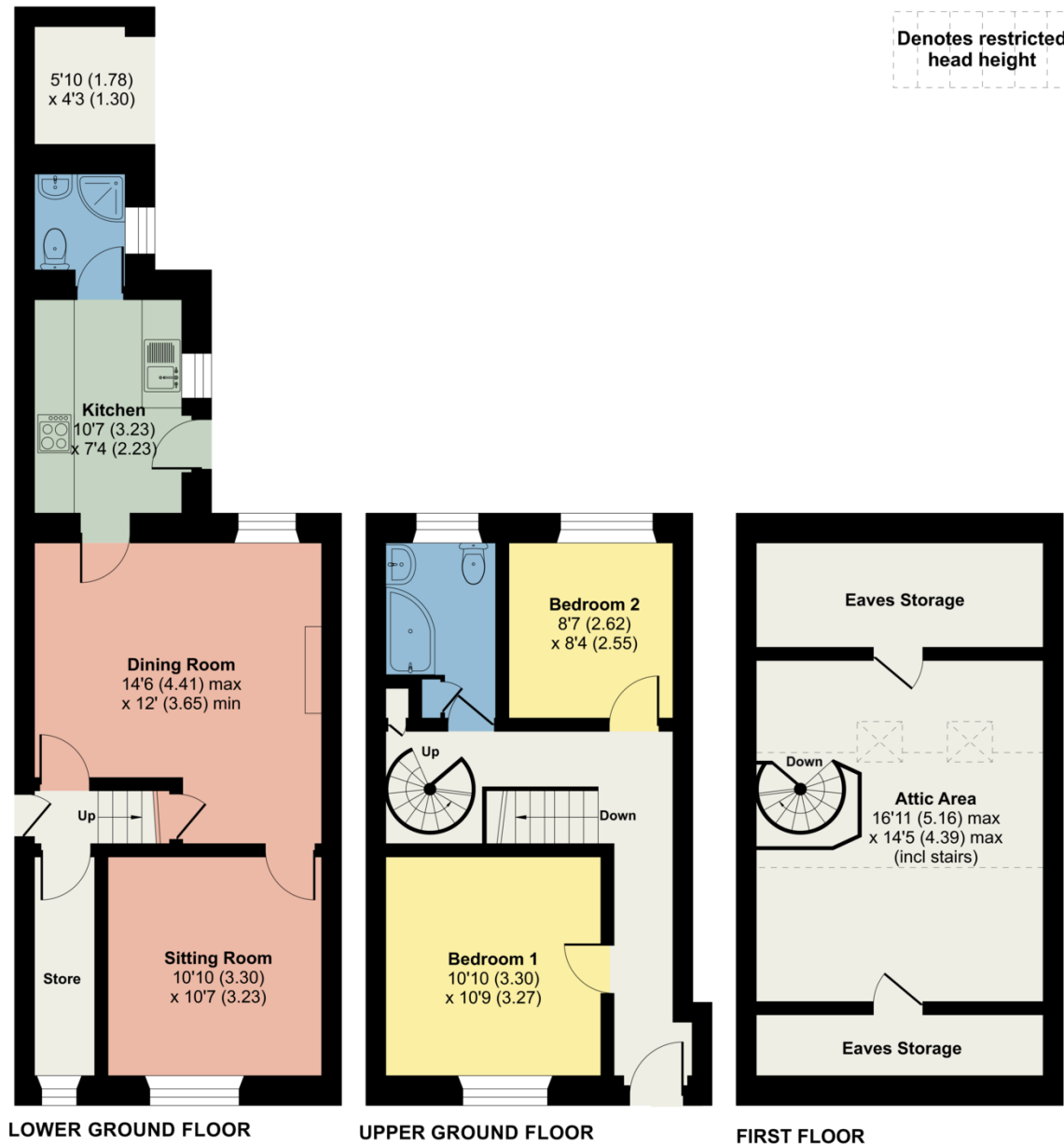
Approximate Area = 956 sq ft / 88.8 sq m (exclude eaves storage)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1141 sq ft / 106 sq m

For identification only - Not to scale



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: 1266196

A thought from the owners... *"The cottage is in a lovely location with Queens Park recreation area less than 50 yards away and convenience stores, cafes and restaurants less than 5 minutes walk away. The prestige supermarket, Booths, is less than ten minutes walk away, adjacent to the Lakeland flagship store and the Windermere railway station. We know that the cottage will make a lovely family home."*

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