



Windermere

£250,000

8 Mill Brow, Droomer, Windermere, LA23 2LZ

A modern end terraced house situated in a popular residential area of Windermere and within walking distance to local schools and amenities. Ideally suited for first time buyers or a small family and is subject to a local occupancy condition. Offered in good order with two bedrooms, bathroom, fitted kitchen and living room with patio doors leading to enclosed rear garden area.

Quick Overview

- Convenient location
- 2 bedroomed end of terrace house
- 1 reception room and 1 bathroom
- Enclosed private garden
- Off road parking
- Close to amenities, transport and schools
- In good decorate order
- Ideal for first time buyers or a family
- Local occupancy clause applies
- *Superfast fibre broadband available



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Superfast
Fibre
Broadband



Off Road Parking
for 2 Cars

Property Reference: W6205



Living Room



Living Room



Kitchen



Bedroom 1

Location: The property is located on a quiet cul-de-sac approximately half a mile from the village centre. From Windermere proceed on the one way system in the village bear left at the co-op onto Oak Street. From Oak street turn left onto Droomer Drive continue along passing the turning for Ghyll Road on the left turn right towards Mill Brow and Mill Rise turn right again into Mill Brow continue up the cul-de-sac and number 8 is a short way on your right.

Property Overview: Discover this excellent opportunity to purchase 8 Mill Brow, a delightful two-bedroom end terrace home nestled in the heart of Windermere and being just a stone's throw away from the vibrant amenities of Windermere village.

As you step inside, you are greeted by the breakfast kitchen offering wall and base units and integrated appliances of single oven and gas hob with extractor fan over, space for fridge/freezer and washing machine plus a small breakfast bar. Moving downstairs you have a storage cupboard to the left before entering the inviting living space with patio doors to the rear garden allowing natural light to fill the room. The garden is a manageable size, ensuring you can enjoy outdoor living without the burden of extensive upkeep.

Upstairs, you will find two bedrooms and the family bathroom. This is well equipped with WC, washbasin and bath with shower over.

The property has the added benefit of off road parking for 2 cars to the front and in December 2023 the roof was replaced. A perfect location close to the popular local walk of School Knott as well as being a short walk from local shops, cafes, transport links and schools making 8 Mill Brow an ideal home for first time buyers and a small family.

The property is subject to a local occupancy clause whereby the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main residence.

Accommodation: (with approximate measurements)

Entrance Porch

Living Room 14' 8" x 10' 0" (4.47m x 3.05m)

Breakfast Kitchen 12' 4" x 8' (3.76m x 2.44m)

Bedroom 1 14' 8" x 10' 1" (4.47m x 3.07m)

Bedroom 2 12' 5" x 8' 1" (3.78m x 2.46m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. Gas central heating installed and uPVC double glazed windows.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band B.

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: ///sweeter.riots.passports

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 1



Bedroom 2



Bathroom

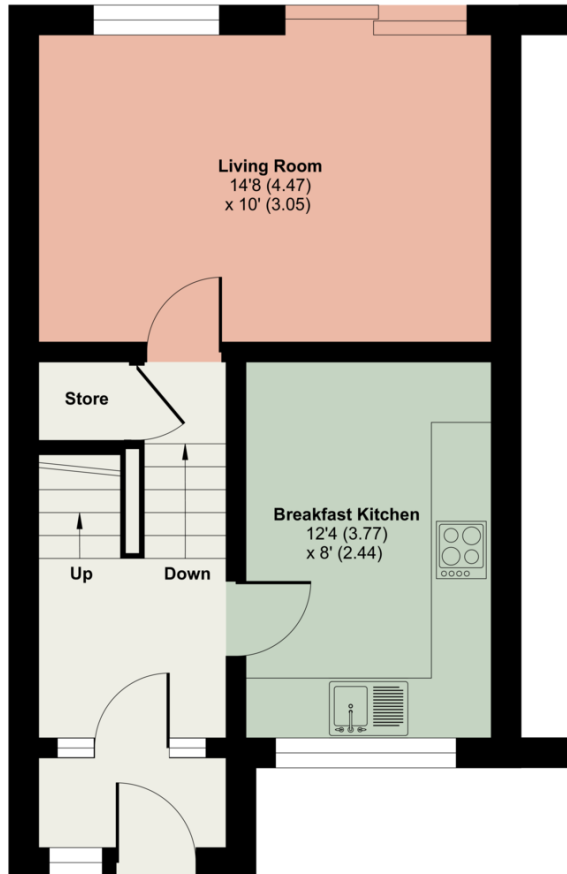


Rear Garden

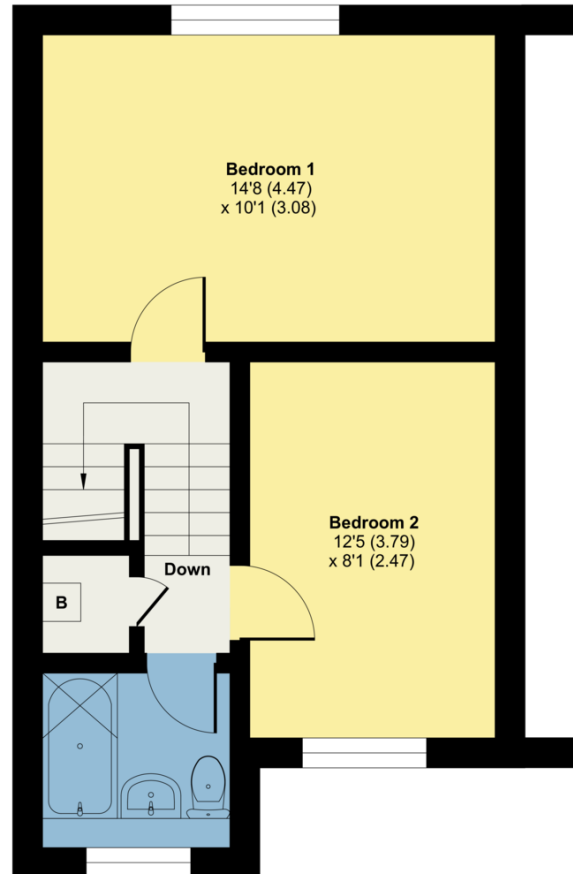
8 Mill Brow, Droomer, Windermere, LA23

Approximate Area = 734 sq ft / 68.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1264127

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