



Windermere

£665,000

Applerigg, 31 Broad Street, Windermere, LA23 2AB

A beautifully presented 4/5 bed roomed Lakeland stone mid terraced house, situated just a stone's throw from the bustling heart of Windermere village. This delightful property offers 4/5 bedrooms and the proximity to Windermere village means you're just moments away from an array of shops, cafes, and local amenities, as well as the stunning natural beauty of Lake Windermere only 1 mile away to Bowness. The property also benefits from having a very useful sized basement and would make an ideal permanent home, 2nd home or holiday let.

Quick Overview

Quiet yet convenient location

Glimpses of the local fells

4/5 Bed roomed mid terraced house

3 Reception rooms and 4 bath/shower rooms

Rear courtyard

Close to amenities, local schools & transport links

Good decorative order

Off road parking for 2 cars

Ideal main residence, second home or holiday let

*Superfast fibre broadband available



5



4



3



D



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6214



Sitting Room



Dining Room



Kitchen



Bedroom 1

Location: From the centre of the village bear left off Crescent Road onto Broad Street after the 'Corner Gift Shop'. Applerigg is a short way along on the left.

Property Overview: Welcome to this delightful family home, as you step through the front door, you're greeted by a welcoming entrance hall that sets the tone for the rest of this inviting property.

The ground floor boasts a bright and airy sitting room, complete with a bay window that floods the space with natural light. Adjacent to the sitting room is the dining room, where an open fireplace creates a cosy atmosphere, ideal for family gatherings and entertaining guests. Moving into the modern kitchen, comprising of wall and base units, Bosch oven and gas hobs with extractor over, plus space for dishwasher and fridge/freezer. The ground floor continues, featuring a well-appointed bathroom and a utility space with plumbing for a washing machine and tumble dryer providing practicality, while access to loft space offers extra storage solutions. Completing this floor is a versatile room that can serve as a fifth bedroom, a home office, games room or even a gym, catering to the demands of modern living. Whether you need a quiet workspace or an extra bedroom, this room offers flexibility to suit your lifestyle.

Up to the first floor, you have Bedroom 1, a sanctuary of relaxation, complete with integrated wardrobes and a built-in cupboard, providing ample storage for your personal items, plus a convenient ensuite shower room. Bedroom 2, equally delightful, also boasts its own ensuite shower room, making it an ideal space for guests or additional family members. The first floor also includes a spacious third bedroom with a separate shower room including WC, washbasin and shower. The thoughtfully designed layout includes a storage cupboard, providing a practical solution for keeping your home organised. Completing this floor is a well-appointed cloakroom/WC, adding an extra layer of functionality.

The second floor provides bedroom 4 which offers a cosy and intimate atmosphere. The under-eaves cupboards provide additional storage and one of the standout features of this room is to gaze out of the window and be captivated by the stunning view of the local landmark, Orrest Head.

Additional features include the large basement area, which further enhances the home's adaptability, offering ample storage or the potential to be transformed into an additional bedroom, gaming room or anything else that suites your lifestyle. The outside area offers a rear courtyard leading to off road parking for 2 cars. 31 Broad Street would be a perfect main residence, second home or holiday let.

Applerigg is jointly owned and one of the owners is an employee of Hackney and Leigh Windermere office.

Accommodation: (with approximate measurements)

Entrance Hall

Sitting Room 14' 8" into bay x 12' 4" (4.47m x 3.76m)

Dining Room 12' 4" max x 11' 10" (3.76m x 3.61m)

Kitchen 14' 1" x 8' 5" (4.29m x 2.57m)

Bathroom

Utility 9' x 6' 6" (2.74m x 1.98m)

Office/Bedroom 5 9' 8" x 9' 8" (2.95m x 2.95m)

Stairs to first floor

Bedroom 1 16' 2" into wardrobe x 15' 3" into bay, inc ensuite (4.93m x 4.65m)

Ensuite Shower Room

Bedroom 2 12' 0" max x 10' 0" inc ensuite (3.66m x 3.05m)

Ensuite Shower Room

Bedroom 3 11' x 8' 6" (3.35m x 2.59m)

Cloakroom

Shower Room

Stairs to second floor

Bedroom 4 10' 11" x 10' 10" (3.33m x 3.3m)

Stairs down to basement

Store 13' 6" x 11' 10" (4.11m x 3.61m)

Pantry 11' 1" x 5' 10" (3.38m x 1.78m)

Cellar/Sub Floor 13' x 9' 2" (3.96m x 2.79m)

Property Information:

Services: Mains electric, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band E.

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: ///immediate.from.routes

Mobile Coverage: EE, O2, Vodafone - Likely.

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



Bedroom 4



View

31 Broad Street, Windermere, LA23

Approximate Area = 2117 sq ft / 196.7 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). © nchecon 2025. Produced for Hackney & Leigh. REF: 1267476

A thought from the owners...

"A wonderful happy family home which we have enjoyed for 24 years, a house with lots of options and space close enough to the Village yet far enough to enjoy Ellerthwaite Gardens."

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