



## Windermere

£499,000

2 Mylnbeck, Lake Road, Windermere, Cumbria, LA23 2JD

A large 3 bedroomed mid terrace house, situated in a fantastic location, with ample off road parking and all within walking distance of both Bowness and Windermere villages.

Outside the property there is a good sized parking area and sunny easy care garden and patio seating area, along with a useful garden/storage shed. This property would make an ideal family home, additional residence or holiday let.

### Quick Overview

- 3 bedroomed mid terraced house
- 1 reception room, 1 bathroom and 1 en-suite shower room
- Convenient location
- Garden and patio
- Currently holiday let and for sale as a going concern
- Close to amenities, transport and schools
- In good decorative order
- Ideal holiday let, 2nd home or permanent residence
- Off road parking
- \*Superfast fibre broadband available



3



2



1



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6207





Living Room



Kitchen/Dining Room



Bedroom 1



Bedroom 2

**Location:** A fabulous central location mid way between Bowness and Windermere villages with the local schools, shops and transport links close by.

From Windermere proceed on the New Road continuing as Lake Road towards Bowness, upon reaching the Pelican crossing continue for a short while and the entrance for 2 Mylnbeck can be found directly opposite the Police Station.

**Property Overview:** Located in the picturesque village of Windermere and within walking distance to the village of Bowness On Windermere, 2 Mylnbeck on Lake Road offers a delightful blend of charm and convenience. This enchanting property is perfect for those seeking a serene retreat amidst the breathtaking beauty of the Lake District, while still enjoying easy access to local amenities and attractions.

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living room, provides a cosy space to relax and unwind and also has a wood burner with feature wooden lintel above and set on a slate hearth, ideal for those cold winter nights. Large windows and patio doors flood the room with natural light, creating a bright and airy ambience and also gives access to the patio seating area and garden which catches the sun almost all of the day.

The kitchen/dining room is a true highlight of this home, boasting modern appliances of Kenwood 5 ring electric hob and double oven with extractor over. Built in Lamona dishwasher and built in fridge/freezer and ample counter space for culinary enthusiasts. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is equipped to meet all your needs. The charming dining area is ideal for enjoying meals with family and friends. Off the kitchen is a handy store/pantry with shelving and from the kitchen a door leads to a rear porch which houses the washing machine and also the Ideal gas central heating boiler.

The property features three good sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. Bedroom 1 (being on the ground floor) is a true retreat, complete with an en-suite shower room comprising of WC, washbasin and Mira shower. The further 2 bedrooms can be found on the first floor with the second bedroom having views to the fells and both the second and third bedrooms are equally inviting and are perfect for guests. A family bathroom can also be found on this floor and comprises of WC, bath with shower over and washbasin.

Outside, the property boasts a lovely garden and patio seating area which is a suntrap in the Summer months and provides a tranquil space to enjoy the fresh air and surroundings. Whether you're sipping your morning coffee or hosting a summer barbecue, this outdoor area is a true extension of the living space.

Located just a short stroll from the vibrant centre of Bowness On Windermere and heading up the hill to the village of Windermere, 2 Mylnbeck offers the perfect balance of tranquillity and convenience. With its charming features and prime location, this property is a rare find in the heart of the Lake District. Don't miss the opportunity to make this enchanting retreat your own.

It is hoped that the property is sold as a going concern, as it is currently a successful holiday let with Sykes and the furniture is available under separate negotiation.



Accommodation: (with approximate measurements)

Living Room 20' 10" x 13' 8" max (6.35m x 4.17m)

Bedroom 1 9' 7" x 8' 9" max (2.92m x 2.67m)

En-suite

Stairs from the living room lead to lower ground floor:

Dining Kitchen 20' 1" x 13' 7" max (6.12m x 4.14m)

Store/Pantry

A further set of stairs lead to the first floor:

Bedroom 2 10' 9" x 9' 1" (3.28m x 2.77m)

Bedroom 3 10' 7" x 8' 1" max (3.23m x 2.46m)

Bathroom

Property Information:

**Services:** Mains gas, water and electricity. Gas central heating to all radiators.

**Tenure:** Freehold (Vacant possession upon completion).

**Business rates:** Westmorland and Furness Council - Rateable value of £3,350 with the amount payable of £1,641.50 for 2024/25. Small business relief may apply depending on circumstances.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** //timing.fillings.munched

**Notes:** \*Checked on <https://www.openreach.com/> 26th March 2025 - not verified.

**Mobile Coverage:** EE, Three, O2 and Vodafone.

**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 3



Patio and garden



Parking

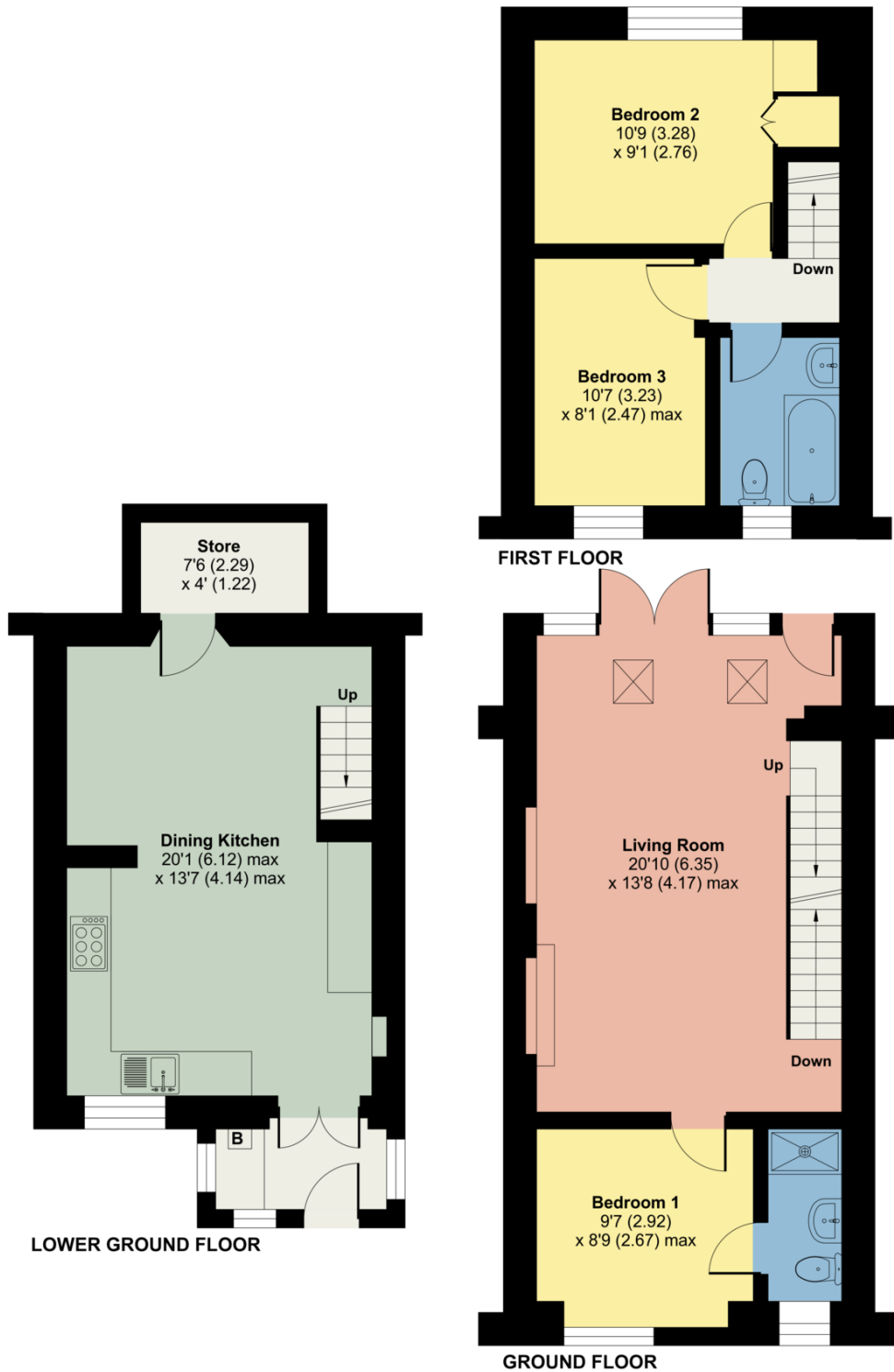


OS Plan

## 2 Mylnbeck, Lake Road, Windermere, LA23

Approximate Area = 1035 sq ft / 96.1 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: 1264555

*A thought from the owners... "We have loved the time we have been able to enjoy this fully redesigned and refurbished house but, for us, it is time to move on. It has also been a highly successful holiday let business and we now hope someone else will have the pleasure of ownership"*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/04/2025.

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