



£350,000

15 Cross Street, Windermere, LA23 1AE

Situated in the heart of the picturesque Lake District in Windermere, 15 Cross Street, offers an enchanting escape for those seeking tranquillity and charm. This delightful two-bedroom mid terraced property is currently a successful holiday let, providing a perfect blend of comfort and convenience for both guests and potential owners as well as offering on street parking.

Quick Overview

2 Bedroomed mid terraced cottage
1 reception room, 2 ensuite shower rooms
Central location
2nd home or permanent residence or holiday let
Currently a successful holiday let
Within walking distance of all amenities and local transport

EPC Band
On Street parking
*Superfast Fibre broadband available, 80Mbps



2



2



1



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Superfast
Fibre
Broadband



On Street
Parking

Property Reference: W6257



Living Room



Open Plan Breakfast Kitchen



Open Plan Breakfast Kitchen



Utility Room

Location: Conveniently situated on Cross Street, the property is within immediate walking distance of the centre of Windermere with shops, restaurants and other services close at hand. The railway station, bus services and main road to Kendal and Ambleside are also nearby. On entering Windermere's one way system off the A591, pass the entrance to Booths and Cross street is the next left. 15 Cross Street can be found on the left hand side.

Property Overview: As you step inside, you're greeted by the living area, tastefully decorated with a warm and inviting atmosphere and an log burner for the chilly winter evenings. Following on from the living room is the breakfast kitchen which is well-appointed with a siemens dishwasher, whirlpool electric hob with extractor over, integral undercounter fridge and ample storage facilities for all your culinary requirements. The dining area also offers its own storage cupboards. The separate utility room offers a Freezer, Belco washing machine, space for a dryer and hosts the Worcester boiler as well as leading out onto the private rear patio area. On the first floor you will find two bedrooms which are generously sized for this type of cottage and come with their own en-suite shower rooms, with contemporary fittings offering privacy and luxury for all occupants. With its prime location and proven track record as a holiday let, 15 Cross Street presents an exceptional investment opportunity. Whether you're looking for a personal retreat or a rental property, this charming Windermere home is a rare find. Don't miss the chance to make this delightful property your own.

Accommodation: (with approximate measurements)

Sitting Room: 13' 5" x 11' 8" (4.09m x 3.56m)

Breakfast Kitchen: 13' 3" x 13' 1" inc. stairs (4.04m x 3.99m)

Utility Room: 6' 7" x 5' 5" (2.01m x 1.65m)

First Floor

Bedroom 1: 13' 5" x 11' 8" inc. ensuite (4.09m x 3.56m)

Bedroom 2: 13' 3" x 10' 4" inc. ensuite (4.04m x 3.15m)

Property Information:

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band C but as a business holiday let receives 100% relief on rateable value of £3,200, so £0 is payable

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///reworked.decorator.girder

Mobile Coverage: EE; Three; O2 and Vodafone - Indoor - Likely - Outdoor - Likely

Notes: *Checked on <https://www.openreach.com/> 24h June 2025 - not verified.

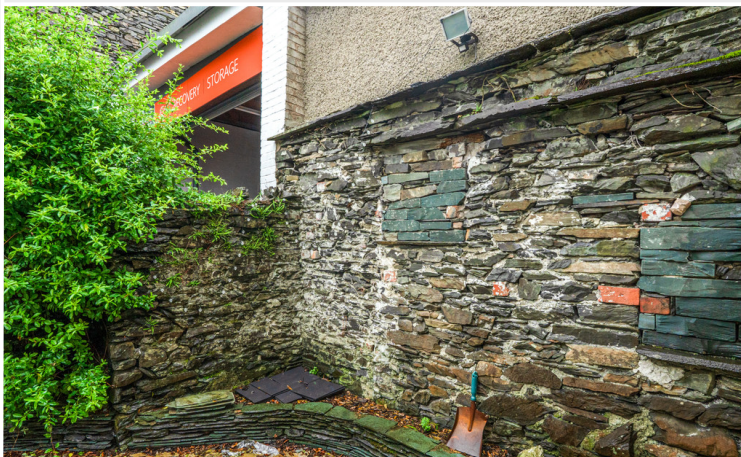
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Bedroom 1



Bedroom 2 with ensuite shower



Private Rear area

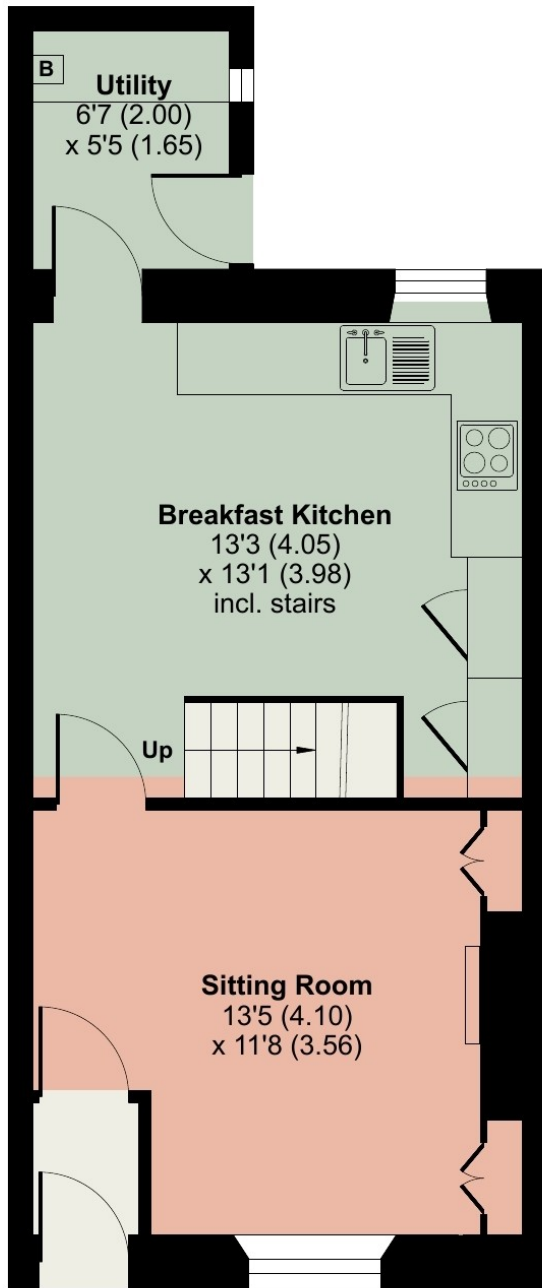


Private Rear area

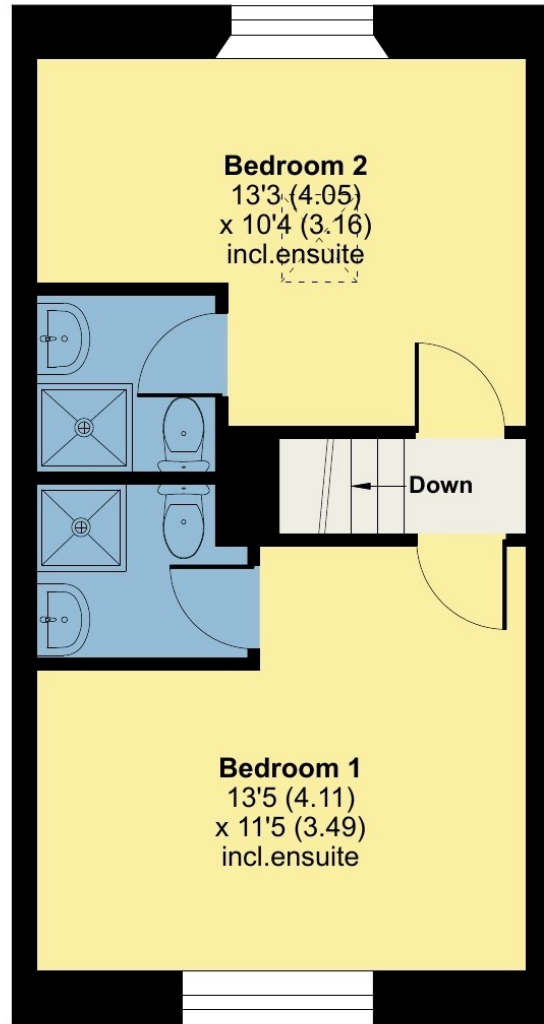
15 Cross Street, Windermere, LA23

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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 04/07/2025.

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