



Hazel Street, Windermere

£300,000

Cosy Nook , 8 Knotts View , Hazel Street , Windermere, LA23 1EL

This exciting renovated property is tucked away from the hustle and bustle of Windermere, yet only several hundred yards from the centre. Cosy Nook 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.

Quick Overview

- 2 Bedroomed Mid Terraced home
- 1 Ensuite Shower Room, 1 Family Bathroom
- Ideal 2nd home or holiday let
- Open Plan Living / Dining / Kitchen
- Gas central heating
- Within walking distance of amenities and local transport
- In good decorative order
- Currently a successful holiday let
- On road parking is available for permanent residents. Owner provides guests with Lake District Parking Permit
- *Ultrafast Fibre Broadband, 1800 Mbps



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Ultrafast
Fibre
Broadband



On road parking
& Lake District
Parking Permit

Property Reference: W6279



Open plan living area



Open plan dining / kitchen



Open plan dining / kitchen



Kitchen

Step inside to find a warm and welcoming open plan living space. The thoughtfully designed layout ensures a seamless flow between the living areas. The well-appointed kitchen, equipped with modern appliances, a slimline Lamona dishwasher as well as a NEF hob with extractor over, oven beneath and ample space for culinary requirements while the adjacent living /dining area provides the perfect spot for enjoying meals and relaxation.

On the first floor you will find two generously sized bedrooms. Bedroom 1 offers an en-suite shower room, WC and hand basin and the second bedroom is adjacent to the communal bathroom which offers shower over bath, WC and hand basin ensuring convenience for guests and residents alike.

Outside, there is a flagged patio area and adjacent central walkway where the bins are housed and a small gravelled access to the rear of the property.

Situated in the picturesque town of Windermere, this property offers easy access to local amenities, charming cafes, and the breathtaking landscapes that the Lake District is renowned for. Whether you're seeking a holiday letting investment or bolt hole, Cosy Nook offers an ideal opportunity not to be missed.

Accommodation: (with approximate measurements)

Open Plan Living / Dining / Kitchen 6' 0" x 4' 36"
(1.83m x 2.13m)

First Floor

Bedroom 1: 4' 77" x 3' 48" (3.18m x 2.13m)

On-Suite Shower Room

Bedroom 2: 4' 52" x 2' 19" min (2.54m x 1.09m)

Bathroom

Property Information:

Business Rates: Rateable value £2400,00. Amount payable £1,197.60 this could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from Westmoreland and Furness District Council on 01539 733333.

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

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

Tenure: Freehold. Vacant possession upon completion.

Agents Information: A Flying Freehold exists

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///unionists.autumn.pram](https://www.what3words.com/unionists.autumn.pram)
Located in the middle of Windermere, you would bear left opposite the Hackney & Leigh office, carry on and take a left turn into Broad Street, proceed on and turn left into Woodland Road, then left again into Oak Street and finally a right turn into Hazel Street. Turning right into Cosy Nook entrance is tight but doable where you would be able to off load your car only as parking is not permitted at the property BUT the current vendor has bought a parking permit for the local car park in Broad Street and this permit is also valid for car parks all around the Lakes! (Broad Street is only a 3 min walk cutting through the lane to Oak Street).

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).



Open plan area with stairway



Bedroom 1



Bedroom 2

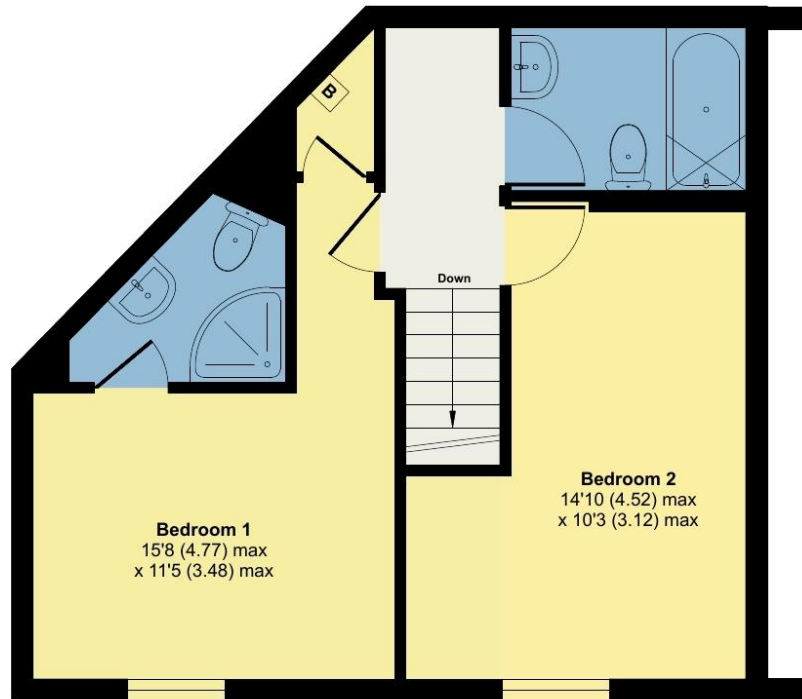


Bathroom

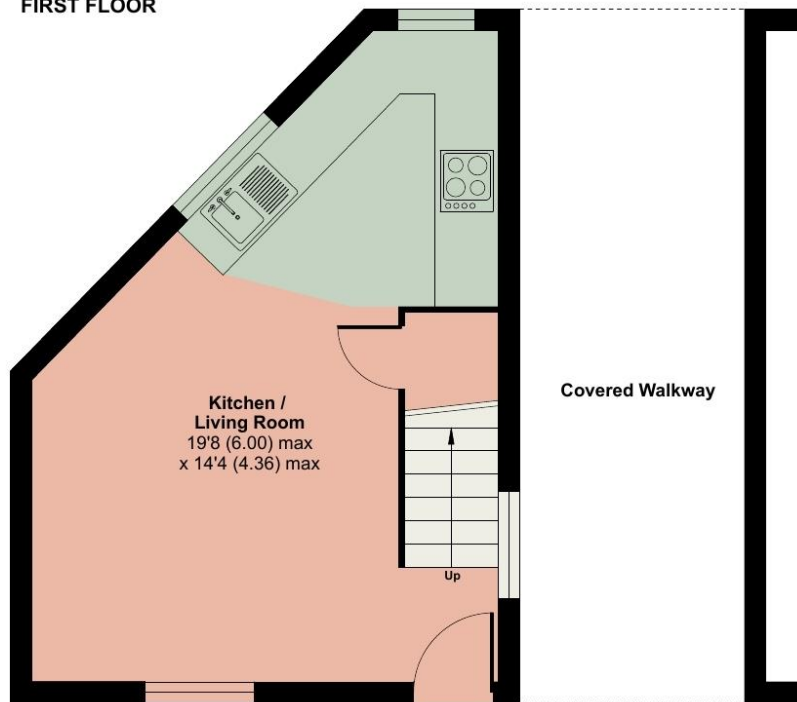
8 Knotts View, Hazel Street, Windermere, LA23 1EL

Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1349556

A thought from the owners...

"The property is so close to the village, yet amazingly peaceful and quiet. The patio out front is also a sun-trap and gets sun until the late evening in summer".

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 11/09/2025.

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