



## Windermere

28 Havelock Road, Windermere, Cumbria, LA23 1EH

A rare opportunity to purchase a shared equity, traditional 2/3 bedroomed mid terrace Lakeland cottage situated in the heart of Windermere and less than a two minutes walk from the village centre. Local occupancy conditions apply. With residents on street parking and private patio garden to the rear with two useful stone stores. The cellar has been converted to a playroom or perhaps a third bedroom. Neatly presented this cottage has uPVC double glazed windows and gas fired central heating.

**£162,621**

### Quick Overview

- Mid terrace traditional cottage
- 2/3 bedrooms
- Good decorative order throughout
- UPVC double glazing and gas central heating
- Multi fuel stove
- Contemporary bathroom
- Rear patio with 2 useful stores
- Shared equity ownership and local occupancy
- Great starter home for a first time buyer
- Ultrafast broadband available\*



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Ultrafast  
available



Residents' permit  
parking

Property Reference: W6293



Living Room



Living Room



Dining Kitchen



Bedroom 1

Dating from the 19th century, the accommodation is offered over 3 floors and in good decorative order. It benefits from uPVC double glazing and gas central heating with the boiler being replaced in 2023. The property has been further improved by being reroofed again in 2023. The converted cellar (done by a previous owner) can be used as an office, playroom or perhaps a 3rd bedroom.

Upon entering the property you are greeted by a light filled Living Room with front aspect which has a cast iron multi fuel stove within the chimney recess, wood effect flooring and stairs to the first floor. Beyond, the dining kitchen offers a range of solid wood wall and base units with worksurface incorporating a single drainer sink unit, recess for oven, dishwasher, washing machine and larder fridge freezer. There is complementary tiling to walls, concealed extractor hood and wall mounted boiler. Access to the rear patio.

At first floor the landing space provides access to the two bedrooms and bathroom. Bedroom 1 being a good double room has a front aspect and the adjacent second bedroom, perfect for a child's room/study offers a rear aspect. Within the bathroom there is a 3 piece suite offering WC, wash basin and tiled bath with shower over and window to rear.

The converted cellar (done by a previous owner) can be used as an office, playroom, store or perhaps a 3rd/occasional bedroom.

To the rear of the property is an enclosed yard with 2 useful outbuildings, perfect for storage.

**Accommodation: (with approximate measurements)**

**Living Room** 14' 3" x 13' (4.35m x 3.96m)

**Dining Kitchen** 12' 3" x 9' 10" (3.73m x 3.01m)

**First Floor Landing**

**Bedroom 1** 12' 0" x 11' 3" (3.66m x 3.44m)

**Bedroom 2** 9' 11" x 7' 8" (3.04m x 2.35m)

**Bathroom**

**Lower Ground Floor/Bedroom 3** 12' 10" x 11' 3" (3.92m x 3.44m) inc stairs

**Parking** Residents permit parking available.

## Property Information

**Local Occupancy Clause:** We understand that 42.94% of the property is owned by Riverside Housing Association and the remaining 57.06% can be bought and sold like any normal property. When the property is sold, 1% of the total sale price is paid by the vendor to Riverside for this shared arrangement. No rent is paid to Riverside for their portion.

This is a brilliant scheme that creates an affordable way for a person to buy their home and get on the housing ladder. It is a great starter home for a first time buyer. The property is subject to an occupancy clause as follows; the purchaser has throughout the period of 3 years immediately proceeding the application for purchase: (a) had his/ her place of work in the District of South Lakeland OR (b) had his/ her only principle home in the District of South Lakeland. It also has to be bought to be owner occupied and the purchaser will need to be assessed by Riverside Housing Association for eligibility.

**Services:** Mains water, mains drainage, mains electric and mains gas.

**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 & Directions:** ///pelting.conspired.hides  
From the centre of the village, turn left into Oak Street by the Co-op, then first left into Havelock Road. No 28 can be found a short way along on the right.

**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



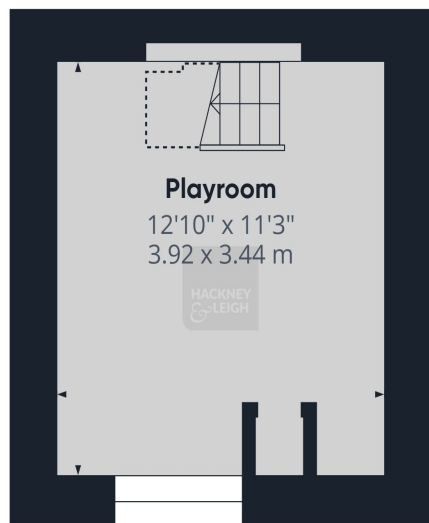
Bathroom



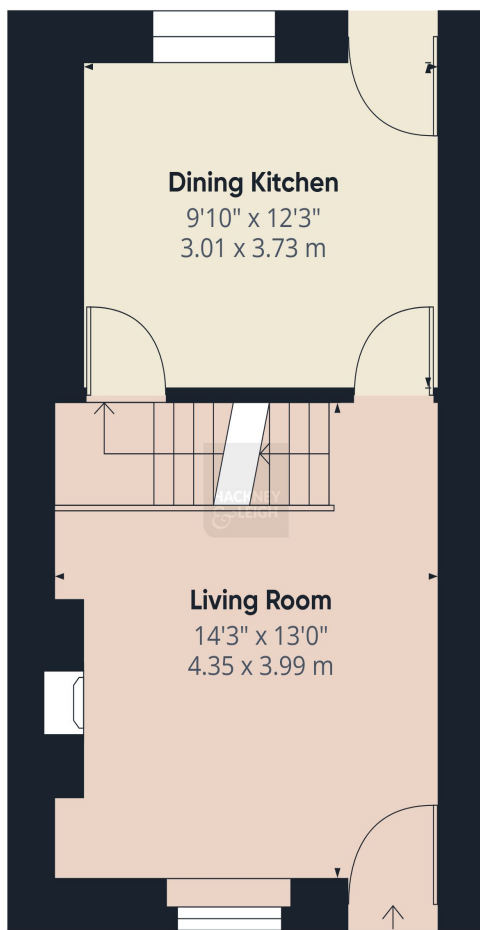
Basement Playroom/Bedroom 3



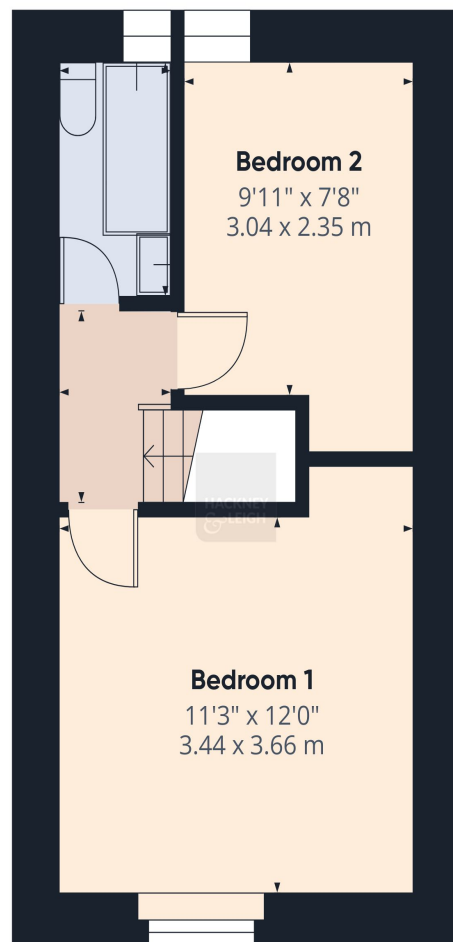
Rear Yard



Basement



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 01/10/2025.

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