



Ellerthwaite Road, Windermere

£330,000

2 Woodland Grove, Ellerthwaite Road, Windermere, LA23 2BT

Welcome to 2 Woodland Grove, a delightful three-bedroom mid-terrace cottage conveniently positioned on Ellerthwaite Road. This delightful property is full of character and charm offering three storey accommodation, flagged floors, wide stripped pine floor boards and sliding sash PVC windows, a rear private garden and a block build single garage. Ideal for a permanent residence, 2nd home or a holiday let.

Quick Overview

Conveniently situated, mid terraced, 3
bedroomed cottage

1 Bathroom

1 Reception Room

Located a few minutes walk from the heart of
Windermere

In good decorative order

Close to all amenities, transport and schools

Ideal holiday let, 2nd home or permanent
residence

Easy to maintain garden

Single Garage & On Road Parking

*Ultrafast Fibre Broadband



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Ultrafast
Fibre
Broadband



Single Garage &
On Road
Parking

Property Reference: W6290



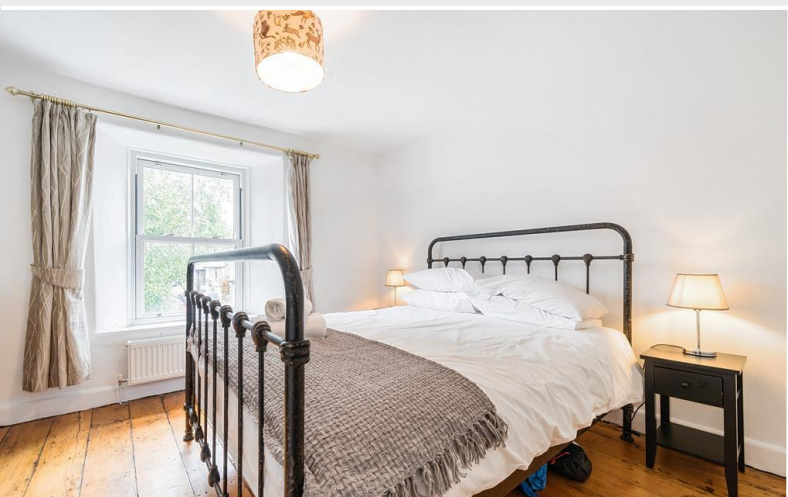
Living Room



Breakfast Kitchen



Bedroom 3



Bedroom 1

Upon entering, you are greeted by a breakfast kitchen with contemporary fittings, integral appliances as well as space for a dining table in front of the feature period painted cast iron fire surround.

Following through to the living room where the focal point is the open fire place with a slated hearth, flagged flooring, wooden framed, glazed stable doors that opens to the private front patio and garden.

Ascending to the upper floors, you'll find three well-proportioned bedrooms, Bedroom 1 offers an traditional cast iron fireplace, with slated hearth and brass fender. Bedroom 2 is carpeted, ideal for children. The top floor Bedroom 3, extends into the eaves space beyond the exposed purlins, old pine floor boards, build in wardrobes and boasts a versatile space, ideal for private space, home office or a studio.

Outside, the property benefits from a block-built single garage, providing secure parking or additional storage space. The front garden with a paved patio, lawn area and various shrubs and trees, offering a private sanctuary.

Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing. For holiday letting the owners let as a 1 bedroomed cottage with bedrooms 2 and 3 kept for storage and the owners private use.

The property is currently holiday let and it is hope it will be sold with future bookings. The contents and furniture is available by separate negotiation.

Accommodation: (with approximate measurements)

Breakfast Kitchen: 13' 4" x 11' 9" (4.06m x 3.58m)

Living Room: 11' 10" x 10' 5" (3.61m x 3.18m)

First Floor:

Bedroom 1: 11' 10" x 10' 5" average (3.61m x 3.18m)

Bedroom 2: 8' 2" max x 7' 0" max (2.49m x 2.13m)

Bathroom:

Second Floor:

Bedroom 3: 23' 9" overall x 11' 9" max (limited headroom to part) (7.24m x 3.58m)

Garage: Single Block Built Garage

Property Information:

Council Tax: Westmorland and Furness - Council Tax Band C.

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

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///swordfish.score.feasts](https://www.what3words.com/swordfish.score.feasts)

Situated in the vibrant community of Windermere, 2 Woodland Grove is just a short stroll from local shops, cafes, and the stunning shores of Lake Windermere. Travelling down New Road, turn left onto Ellerthwaite Road. After passing the Fire Station on the left, turn right at the crossroads and you will find 2 Woodland a short distance down on the left hand side.

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



Patio



Garage (on the right)



Garden

2 Woodland Grove, Windermere, LA23

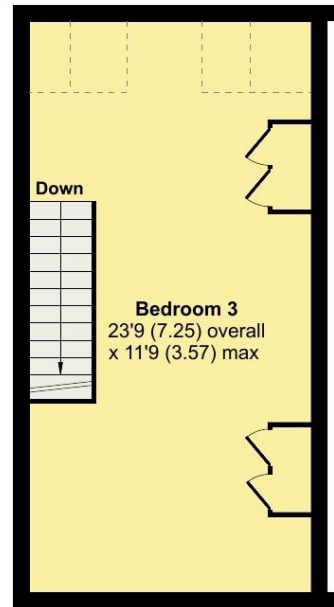
Approximate Area = 817 sq ft / 75.9 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

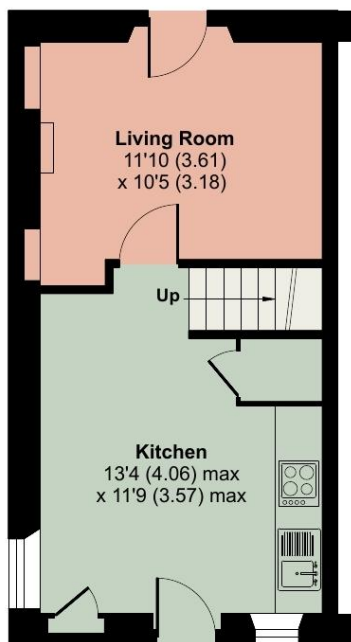
Total = 842 sq ft / 78.2 sq m

For identification only - Not to scale

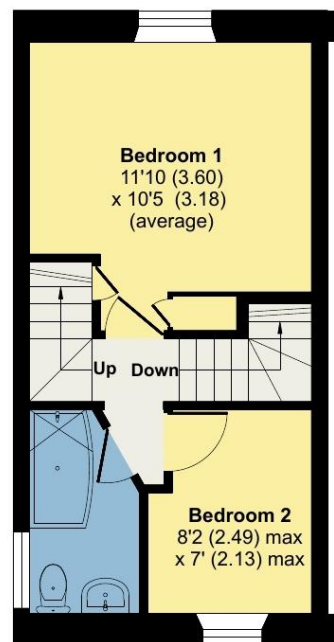
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1356583

A thought from the owners...

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Request a Viewing Online or Call 015394 44461