



Windermere

£350,000

20 Oak Street, Windermere, LA23 1EN

In the heart of a picturesque village, this traditional stone and slate cottage offers an enchanting blend of charm and modern convenience. Arranged over three floors, this delightful property offers 2 reception rooms, 3 bedrooms, including two with en suite facilities and off road parking.

Quick Overview

- Stone and slate house over 3 floors
- 3 bedrooms
- 2 En suite shower room
- 2 reception rooms
- Modern replacement kitchen
- Gas central heating and UPVC double glazing
- Enclosed patio garden and off road parking
- Successful holiday let
- Central location for shops and local transport
- Ultrafast broadband available*



3



1



2



D



Ultrafast
available



Off road parking
to the rear

Property Reference: W6305



Living Room



Shower Room



Bedroom 3



Sitting Room

Upon entering, you are greeted by an inviting reception room with front aspect, ornate cast iron gas fire and wood effect flooring. An inner hall provides stairs to upper and lower floors. At this level is a conveniently situated shower room with corner shower cubicle and electric shower, WC and pedestal wash hand basin. The room is fully tiled with useful storage cupboard and window to rear. Adjacent is the 3rd bedroom - an ideal guest/childrens room and offers a rear aspect.

Located at lower ground floor level is a sitting room which offers access to the rear patio. There is wood effect flooring throughout, understairs storage and built in cupboards. Beyond, the well-appointed kitchen is a culinary haven, modernised and well equipped with a generous range of wall and base units, built in appliances including Bosch oven, dishwasher, fridge and wine fridge. An attractive slate effect worksurface incorporates a Bosch electric hob with extractor over and single drainer sink unit, making meal preparation a joy. The room is sizable enough to house a dining area and provides a charming setting for family meals or intimate dinners with friends.

The cottage's two further bedrooms are located on the first floor and benefit from en suite shower rooms, both with vanity wash basin, shower and WC. Each room is tastefully decorated, with large windows that flood the spaces with natural light and offer delightful rooftop views of the surrounding village.

The cottage has been lovingly updated in recent years, seamlessly combining traditional features with contemporary touches to create a welcoming and stylish home.

Outside, the cottage features an easily managed flagged patio garden to the rear, perfect for enjoying a morning coffee or an evening glass of wine. Importantly there is the opportunity of off road parking to the rear. The property is ideally situated within level walking distance of the village amenities, offering easy access to shops, cafes, and local attractions. Excellent transport links make commuting or exploring the wider area a breeze.

Currently operating as a successful holiday let, this property presents a fantastic investment opportunity. Its prime location and charming features make it equally suited as a permanent residence within this popular location.

Accommodation: (with approximate measurements)

Living Room: 11' 9" x 9' 6" (3.58m x 2.9m)

Inner Hall

Shower Room

Bedroom 3: 9' 0" x 6' 4" (2.74m x 1.93m)

Lower Ground Floor

Sitting Room: 11' 7" x 10' 0" (3.53m x 3.05m)

Kitchen Diner: 11' 8" x 9' 1" (3.56m x 2.77m)

First Floor Landing:

Bedroom 1: 11' 9" x 11' 9" (3.58m x 3.58m)

En Suite Shower Room

Bedroom 2: 9' 7" x 8' 9" (2.92m x 2.67m)

En Suite Shower Room

Parking: Parking is available to the rear of the property and accessed via the rear lane.

Property Information:

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band

What3words and Directions: [///womanly.milkman.endlessly](https://www.what3words.com/:///womanly.milkman.endlessly)

From our office head up Ellerthwaite Square to Crescent Road and take a right turn at the Co-op. Proceed for approximately 300 yards and the property is to be found on the right hand side.

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Viewings: Strictly by appointment with Hackney & Leigh.

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).



Kitchen Diner



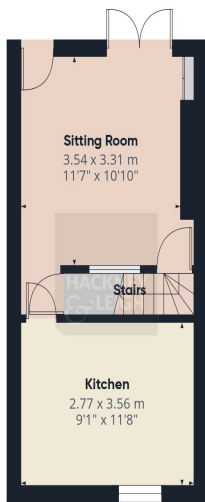
Bedroom 1



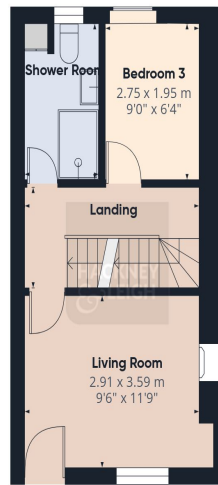
Bedroom 2



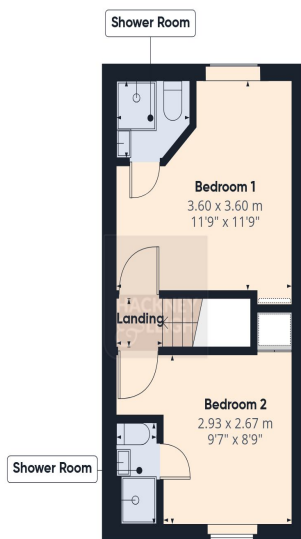
Rear Patio



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

75.5 m²
812 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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