



2 Woodland Grove

Windermere LA23 2BT

Guide Price £349,000

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Windermere

Woodland Grove comprises a short terrace of three properties each offering three storey accommodation with white painted roughcast elevations under a traditional slated roof. With plenty of personality No.2 is the middle cottage and is full of character and charm with period features throughout such as a flagged floor on the ground floor, wide stripped pine floor boards upstairs, period fireplaces and painted boarded doors, exposed roof timbers and an exposed and painted stone wall. The cottage has been modernized in a gentle, sympathetic and tasteful fashion to complement the original features; a heritage style suite has been chosen for the bathroom, sliding sash PVC windows and to bring just the right amount of modern convenience there is a contemporary range of kitchen fittings with integral appliances. The cottage would make a great first or second home and with an undeniable charm it will no doubt appeal to the holiday lettings market.

Exceptionally conveniently placed, Woodland Grove is tucked away off the main thoroughfare making it a quiet and very accessible place to live. From here you can walk into Windermere and slightly further afield but still within walking distance is Bowness on Windermere. Between the two village centres you'll have access to a wide variety of shops, a whole host of places to eat and drink and general amenities such as doctors, dentists, opticians, vets and Post Offices. In Bowness there is a three screen cinema and a theatre. There is easy access to a network of footpaths straight from the door, including great walks up Orrest Head and School Knott close at hand.





Accommodation

Ground Floor

The main entrance is a solid oak door opening into the

Dining Kitchen

13'5 x 11'9 (4.08m x 3.57m)

A Lakeland slate flagged floor runs throughout the two ground floor rooms. The dual aspect room has a window seat, there are fitted cabinets and appliances along one wall and space for a dining table in front of the feature period painted cast iron fire surround (no longer in use). The kitchen cabinets provide a contemporary touch with cream coloured high gloss doors, wood block worktops and pale turquoise metro style wall tiling, stainless steel sink unit and open shelving. There's a four ring gas hob with a fan and light over and an electric oven under. Integral fridge and a combined washer drier. There are two fitted cupboards, one a shallow pantry style cupboard is great for easily accessible storage and a second is under the stairs and perfect for vacuum cleaner and ironing board. A tongue and beaded door with feature leaded and coloured light opens to

Sitting Room

11'10 x 11'10 (3.61m x 3.61m)

There's an open fire in this room with a grate set on a slated hearth under a painted wooden lintel. Either side are shelved alcoves. A wooden framed, glazed stable door looks out and opens to the garden.



First Floor

Landing

There are lovely old wide pine floor boards on the landing, in the larger of the two bedrooms on this floor and in the bathroom. A painted tongue and bead door with black cast iron latches open to



Bedroom One

12'3 x 11'10 (3.74m x 3.61m)

With an Art Nouveau style cast iron fireplace with a slate hearth and brass fender (feature only, no longer in working order).



Boarded door to understairs storage cupboard.

Bedroom Two

8'2 x 6'11 (2.50m x 2.12m)

With a tongue and groove door and fitted carpet.



Bathroom

A characterful room with a roll top ¾ bath with mixer tap, Mira shower unit and glass screen. Heritage style square cut Burlington wash basin and a loo with matching cistern and a pine seat and lid. The PVC window is opaque for privacy and there are attractive mottled white metro style wall tiles, an old pine wooden cill and a heated towel rail.

Second Floor

A staircase with fitted stripped carpet and handrail leads to the top floor and opens straight into

Bedroom Three



23'11 x 11'9 (7.28m x 3.57m)

A most generous room extending into the under eaves space beyond the exposed purlins. A painted stone wall, dormer window and opposite it a large Velux skylight allowing light in from both sides. Old wide pine floor boards, built in wardrobes and two wall light points.

Outside

The south west facing front garden and is accessed either through the cottage from the sitting room or through a small gate in the garden

Stepping out from the cottage there are two steps down to a slated seating terrace which provides plenty of room for garden furniture. There's an outside light on the front elevation of the cottage. A central lawn adjoins the seating area with planted borders running the length of the garden in front of the fenced boundaries. Planted with a variety of shrubs there are also silver birch tree and magnolia trees.

Semi detached block built garage

under a mono pitch felted roof with double opening wooden doors.



Directions

From our office head towards Bowness on New Road (A5074) and turn left onto Ellerthwaite Road. After passing Windermere Fire Station on the left there is a crossroads, turn right here (still on Ellerthwaite Road) and immediately after the entrance to Alexandra Court there is Woodland Grove (with a name plate on the rear elevation at first floor level). The pedestrian access is before the terrace with vehicular access to the garage immediately after. For the purposes of viewing, please find on road parking. There is no parking in front of the garage as this must be kept clear to allow the other cottages to access their respective garage and parking space.

Services

Mains electric, gas, water and drainage. Worcester central heating boiler in the kitchen providing central heating to radiators. The electric meters are in the kitchen and the gas meter outside by the back door.

Tenure

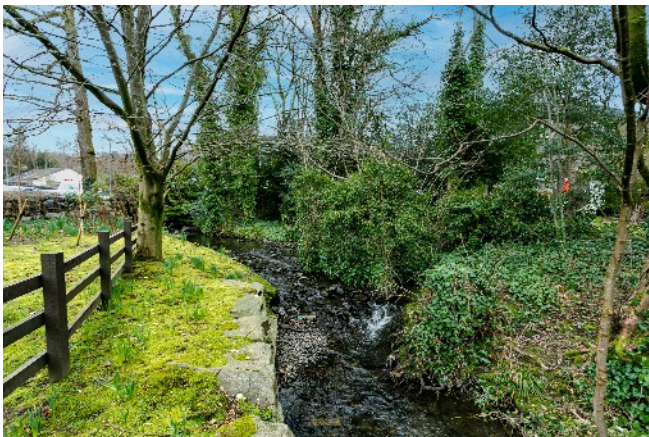
Freehold

Local Authority and Council Tax Band

South Lakeland District Council - Band C

Please Note

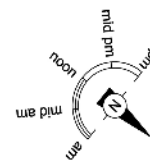
Kitchen appliances, carpets, curtains, rails and light fittings are all included in the sale.



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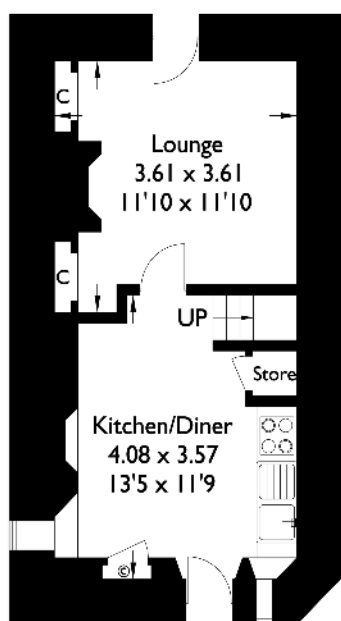
Approximate Gross Internal Area : 79.55 sq m / 856.26 sq ft

Total : 79.55 sq m / 856.26 sq ft

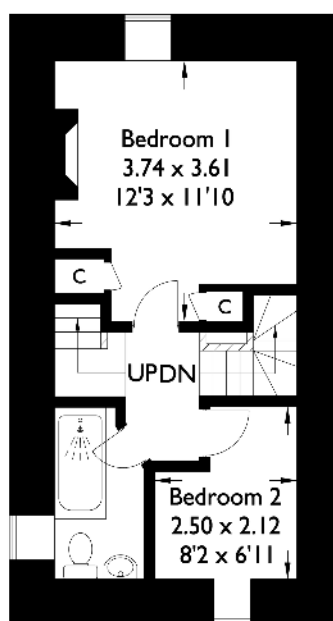


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

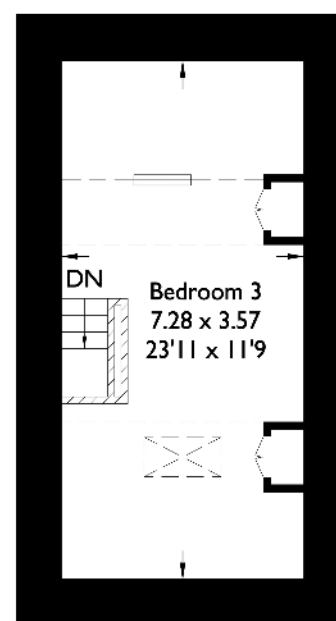
Restricted Head Height



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.