



12 South Terrace

Bowness-on-Windermere, LA23 3BH

Guide Price £330,000

12 South Terrace

Bowness-on-Windermere

An excellent opportunity to purchase a perfectly positioned 2 bedroom cottage set in the Lake District National Park and UNESCO world heritage site. Dating back to the 1880's and located on a side street in the heart of Bowness village this traditional Lakeland stone-built cottage has plenty of character and has in the current ownership undergone renovation and modernization to create what is now a stylish yet characterful holiday home. The accommodation comprises of a sitting room, formal dining room with a traditional fireplace, fully fitted and equipped kitchen, breakfast room, two double bedrooms, and a modern house bathroom. The front of the cottage fronts the street with permit parking for residents only and to the rear is a pleasant patio area offering a private space for alfresco dining.

The property is very conveniently located lying within yards of the bustling and popular village of Bowness offering a very convenient central location with the shops, restaurants, cafes and bars right on the doorstep and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park. This is the perfect property for investors looking for an established holiday let with the contents included equally the cottage would make a perfect holiday home, weekend retreat or permanent home.



Accommodation

The front door leads into an entrance hallway with wooden floor and a radiator.

Dining Room

A good size dining room for a formal dining table and chairs, located at the front of the cottage Central and focus of the room is a beautiful traditional fireplace. There is a radiator.



Sitting Room

At the rear of the property is a comfortable sitting room, with double French doors leading out to the rear patio area. A gas effect log burner sat on a marble hearth gives a cosy feel to the room. Spotlights and a radiator. Under stairs cupboard, great for storage with shelves.



Kitchen

A galley style kitchen at the rear of the property with a beautiful slate floor, offers a good range of wall and base units with laminate work tops. There is a 4-ring gas hob with oven below and extractor fan above. Integral fridge, slim line dishwasher, and freezer. Stainless steel sink and drainer below the kitchen window which looks out to the rear patio. Steps lead down to a breakfast room, which offers space for a table and chairs and also houses the washing machine and wall mounted boiler.

First Floor

Stairs from the front hallway lead to split level landing



Bedroom One

A good size double bedroom with sash style window to the front aspect with blinds. The bedroom has a built cupboard/wardrobe over the stairs.

Bedroom Two

A comfortable double bedroom with sash style window to the rear aspect with blinds. Ample space for wardrobes.

Bathroom

Attractively partially tiled suite comprises of a bath with shower over with chrome shower attachment and taps, WC and corner pedestal wash basin with a mirrored cabinet above. The bathroom has inset spot ceiling lights, chrome ladder style radiator and extractor fan.

Outside

At the rear of the property is a small decking patio courtyard ideal for an outside seating area. There is a rear composite gate leading out into a rear access lane. The property owner can apply for a parking permit to park on the street in front of the property as well as a further permit for visitors.

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

C

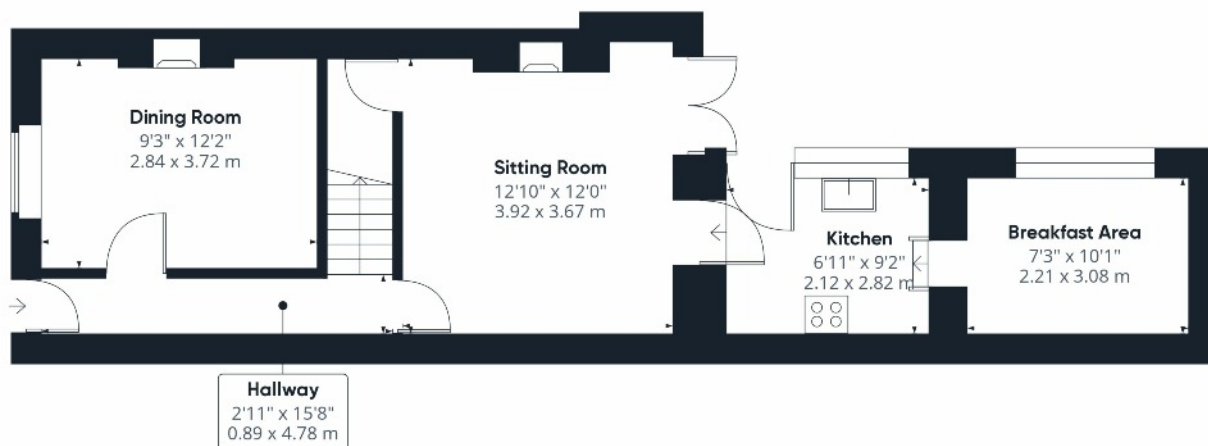
Internet Speed

Superfast speed of 76 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

From our Windermere office proceed down New Road towards Bowness, continue into Bowness and take a left turn opposite the Royalty Cinema into South Terrace, number 12 can be seen on the right hand side.

Whatthreewords; ///awesome.speedily.actors

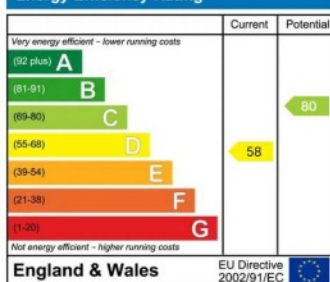


Floor 0



Floor 1

Energy Efficiency Rating



MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾
813.11 ft²
75.54 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.