



Ash Cottage

Sunny Bank Road, Windermere, Cumbria, LA23 2EN

Guide Price £465,000

Ash Cottage

Sunny Bank Road, Windermere

Ash Cottage is a delightful 3-bedroom semi-detached traditional Lakeland stone cottage dating back to the early 19th century. The property has been lovingly cared for by the present owners and retain many original features including stripped pine doors, high ceilings with coving and deep skirting boards. The accommodation briefly comprises of an entrance porch, hallway, sitting room, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor and a third bedroom to the second floor. The property benefits from plenty of natural light and a sunny rear garden, with a stone outbuilding and a large storage shed, as well as a driveway with parking for 2 to 3 cars. The property is a successful holiday let with Lakelovers, with contents available by separate negotiation perfectly located this property would suit a range of buyers seeking a traditional style house.

Situated in the peaceful residential setting on Sunny Bank Road, the property is midway between the villages of Bowness and Windermere. Only a short stroll to either village both with a wide range of shops, cafes and restaurants close by, along with local amenities, health centre, transport links and an excellent choice of local schools right on the doorstep.





Accommodation

There is a front traditional garden with stone steps up to a glass porch with double doors. The front door opens out into the hallway with the stairs going up to the first floor.

Sitting room

A delightful sitting room with a large bay window, which floods the room with natural light. A decorative feature fireplace is a central focus point for the room with traditional alcoves either side with storage cupboards under.

Dining room

At the rear of the property you will find a second reception room, currently used a dining room. with a high ceiling, deep skirting boards and a decorative fireplace. There is also an understairs cupboard which is a great storage area.

Kitchen

A modern kitchen, with cream shaker style wall and base units with soft closing drawers and cupboards and a Granite work top. There is several integral appliances including a Samsung fridge freezer, Bosh washer/drier, Bosh gas hob with extractor over and double oven. Window overlooking the garden and a door out to the conservatory.

Conservatory

A UPVC conservatory with a tiled floor and opening windows.





Stairs from the Hallway lead up to the first-floor landing with a sky light.

Bathroom

A large modern family bathroom with a freestanding bath, WC, pedestal hand basin and a corner shower. Tiled floor and partially tiled walls, storage cupboard, window with obscure glass and a heated towel rail.



Bedroom one

Located at the front of the property a large double room with a dual aspect of both the front and side of the property offering pleasant views. A door leads into a cosy ensuite with a shower, wall mounted hand basin and WC, fully tiled with heated towel rail.

Bedroom two

A double room located at the rear of the property with views over the garden. Space for bedroom furniture and a radiator.

Bedroom three

Accessed via a steep staircase from the first floor landing, this attic space has been converted for ideal as a guest room it has two Velux windows and plenty of useful storage within the eaves.





Outside

To the front of the property there is a traditional graveled garden with a Lakeland stone boundary wall and a path up to the front door. A tarmac drive to the side accommodating two vehicles. Gates at the top of drive offer privacy for the rear garden. At the rear the tarmac drive continues, offering further parking if necessary. The garden at the rear has a graveled area and a decked area along with some artificial grass for ease of maintenance. There is a large wooden storage shed and a stone outbuilding.

Services

All mains connected

Tenure

Freehold

Business Rates

Current rateable value £4,350 You could benefit from small business rate relief.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

From our office in Windermere, head south on the Lake Road/New Road towards Bowness-on-Windermere. After approximately ½ mile, before the pedestrian crossing, take a left onto Queens Drive. Continue up Queens Drive and take a right hand turn into and continue up Sunny Bank Road, Ash Cottage can be found on the left-hand side.

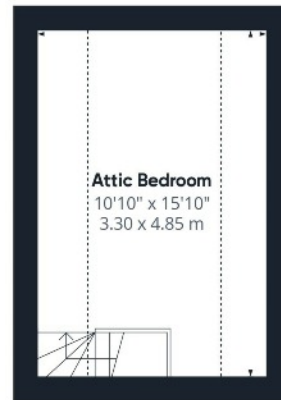




Floor 0



Floor 1



Floor 2

Approximate total area¹⁾

1148.48 ft²
 106.7 m²

Balconies and terraces

88.91 ft²
 8.26 m²

Reduced headroom

63.74 ft²
 5.92 m²

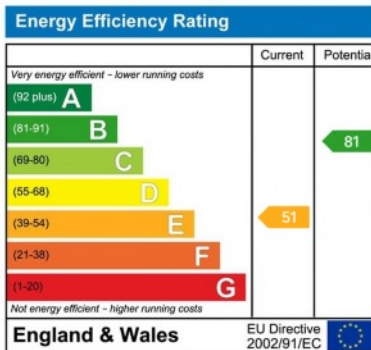
(1) Excluding balconies and terraces

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.