



Club Cottage North Terrace, Bowness-On-Windermere  
£335,000





## Club Cottage North Terrace

### Bowness-On-Windermere

A well proportioned three bedroom mid terraced property in a centrally located cul-de-sac within the Lakeland village of Bowness-on-Windermere where all the shops, restaurants and bars and lake are within easy reach. The property is conveniently placed for Windermere railway station, the many attractions of the Lake District and road links to the M6.

Boasting a substantial open plan living area, the property features a sleek modern fitted kitchen complete with integrated appliances. With three generously sized double bedrooms, two of which are situated on the second floor and each equipped with en-suite bathrooms, this property has it all. Additionally, a convenient three-piece suite bathroom is located on the first floor.

Stepping outside, residents will appreciate the convenience of on-street resident parking and the use of two outside stores. With its enviable location and array of desirable features, this property epitomises the best of Lake District living, offering a unique opportunity to own a slice of luxury in this coveted region.

Currently operating as a successful holiday let, the cottage is being offered for sale with no upper chain and contents is available by separate negotiation.



- A well presented mid-terraced property
- A great investment property located in the heart of the Lake District
- No onward chain
- Substantial open plan living area with a modern fitted kitchen with integrated appliances
- Three double bedrooms with two being on the second floor and both having en-suite bathrooms
- A three piece suite bathroom on the first floor
- Easy access to local amenities and transport services
- On street permit parking is available
- Road links to the M6 Motorway and the rest of the Lake District National Park
- Double glazing and gas central heating

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX CURRENTLY BAND C

#### TENURE:FREEHOLD

#### DIRECTIONS

From Windermere Village proceed down Lake Road in to Bowness-on-Windermere. After passing the Elim Bank Hotel on the left, take the second left turn in to North Terrace and towards the end of the road bear left under the arch and Club Cottage is on your right hand side.

**WHAT3WORDS:**///reckoned.paddock.junior







GROUND FLOOR  
ENTRANCE HALL

FIRST FLOOR

LANDING

OPEN PLAN LIVING AREA  
29' 4" x 11' 5" (8.93m x 3.47m)

BEDROOM  
12' 3" x 10' 5" (3.74m x 3.17m)

BATHROOM  
8' 1" x 5' 3" (2.47m x 1.61m)



## SECOND FLOOR

### LANDING

### BEDROOM

20' 8" x 11' 1" (6.30m x 3.38m)

### EN-SUITE

8' 2" x 5' 1" (2.49m x 1.56m)

### BEDROOM

12' 8" x 12' 3" (3.85m x 3.74m)

### EN-SUITE

8' 1" x 5' 2" (2.47m x 1.57m)













## THW Estate Agents

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