



## Windermere

£315,000

17 Havelock Road, Windermere, LA23 1EH

This traditional Lakeland cottage offers an idyllic retreat with a blend of charm and modern convenience. Spread across three floors, this delightful property boasts 2 reception rooms, three spacious bedrooms, 2 shower rooms and bathroom, making it an ideal family home or holiday let investment, with no upward chain.

### Quick Overview

Traditional mid terrace cottage  
Arranged over 3 floors  
2 reception rooms  
3 bedrooms  
2 shower rooms and 1 bathroom  
Gas central heating and UPVC double glazing  
Enclosed patio to rear  
Perfect holiday let/investment  
On street parking  
Ultrafast broadband available



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: W6299



Living Room



Living Room



Kitchen



Sitting Room

As you step inside, you'll be greeted by a warm and inviting atmosphere, accentuated by neutral decor throughout. The ground floor features a cosy woodburning stove in the main reception room which adds a touch of rustic charm, creating a perfect setting for those chilly winter evenings. Built in cupboard to chimney recess, attractive slate flooring and a window to front allows generous natural light to fill this room. Within the inner hall there are stairs taking you to the lower level and first floor. A bathroom is situated at this level with WC, wash basin and bath fitted and adjacent is a kitchen with good range of wall and base units, worksurface area incorporating sink unit, 4 ring electric hob with extractor over and built in oven. There is an integrated fridge freezer, slimline dishwasher and washing machine too. Aspect to rear and concealed gas fired boiler.

The cottage is thoughtfully designed to accommodate modern living, with two contemporary shower rooms and a luxurious bathroom, ensuring ample facilities for family and guests alike. Each room is tastefully finished, offering a serene and comfortable environment.

Heading to the lower level you will be pleasantly surprised to see a generous sitting room with electric fire and door leading into the patio area to the rear. There is all important understairs storage and built in cupboards. A spacious double bedroom at this level, creates an excellent retreat for guests/growing families to enjoy their own space. In addition there is a shower room to the rear offering WC, wash hand basin, walk in shower with electric shower and heated rail.

You are met with two double bedrooms on the first floor, the primary bedroom is of generous proportions and has an ornate cast iron fireplace. The 2nd bedroom has good storage, ornate fireplace and boasts its own en suite shower room with WC, wash basin and shower cubicle. The flexibility of the layout provides ample scope for personalisation, whether you envision a home office, guest room or a charming nursery.

The cottage is thoughtfully designed and deceptively spacious to accommodate modern living. With its prime location in Windermere, this cottage is an ideal base for exploring the Lake District's natural beauty. Whether you're seeking a permanent residence, investment or holiday getaway, this charming Lakeland cottage offers the opportunity to make it your own.

**Accommodation: (with approximate measurements)**

**Living Room:** 13' 5" x 11' 1" (4.10m x 3.39m)

**Inner Hall:**

**Bathroom:**

**Kitchen:** 6' 9" x 9' 7" (2.06m x 2.93m)

**Lower Ground Floor**

**Sitting Room:** 12' 4" x 11' 11" (3.78m x 3.65m)

**Bedroom:** 12' 4" x 10' 10" (3.77m x 3.32m)

**Shower Room:**

**First Floor**

**Bedroom 1:** 12' 6" x 11' 2" (3.81m x 3.41m)

**Bedroom 2:** 7' 8" x 9' 8" (2.36m x 2.95m)

**En Suite Shower Room**

**Parking:** Onstreet parking with a residents' permit (new owners to apply for a permit)

**Property Information:**

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

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council – Current business rateable value is £2850,00

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words and Directions:** [///risky.blindfold.vibrates](#) Traveling down the A591, turning left into Victoria Street following the one way system, bearing left into Crescent Road, carry on down Crescent Road and turn left into Oak Street and first left into Havelock Road and Number 17 is on your left hand side towards the bottom of the road.

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Lower Ground Floor Bedroom



Shower Room



Bedroom 1



Bedroom 2



Lower Ground Floor



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

93.2 m<sup>2</sup>  
1003 ft<sup>2</sup>

(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.

GIRAFFE360

## A thought from the owners...

*We've had a fantastic 17 years running Fireside as a holiday cottage, and spending time here with our daughters and their families. The shops and restaurants are so close and Orrest Head and School Knott an easy walk away.*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/10/2025.