



The Old Stables

2 Park Road, Windermere, Cumbria, LA23 2AW

Guide Price £475,000

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2 Park Road, Windermere

Opportunity has arisen to purchase an attractive Lakeland stone finished cottage, a modern property built in 1980 but with many traditional features. From the outside this looks like a standard two storey cottage when it is quite a large 3 storey cottage with accommodation briefly comprising three bedrooms, two of which are en-suite, plus a house bathroom, sitting room with balcony, breakfast kitchen and cloakroom. Outside there is a small walled garden area to the front, side parking area and timber decked patio area. The property is currently successfully let, It is envisaged that the property is to be sold as a going concern with the benefit of future bookings with all furnishing's negotiable in the sale. Alternatively this property would be suitable as a family home.

The Old Stables occupies a good central location being central to Windermere with all its shops, amenities and restaurants less than a 5 minute level walk away and yet the property is tucked away in peaceful side street and close to nearby Queens Park recreational area, with children's play area, tennis court, bowling green cricket and football pitches.





Accommodation

Hallway

With wood effect flooring and shelving, hanging space for outdoor coats. Stairs lead up to first floor.

Kitchen

Spacious kitchen with dining area fitted with new contemporary shaker style wall and base units in pale grey, inset stainless steel sink, built in Lamona electric oven and separate microwave and grill, ceramic Lamona electric hob, built in dishwasher and fridge. Recessed ceiling and countertop lighting. At one end is a utility corner, with further cupboards one of which houses the recently installed wall mounted boiler and a new pressurized water tank. There is a UPVC external door leading to the side patio area.





Bedroom

Spacious bedroom with large window to the front aspect with en-suite comprising shower cubicle, with dual shower head, WC, wash hand basin, heated towel rail and fully tiled walls.

Landing giving access to:

Sitting room

Generous sitting room with delightful feature slate stone wall, log burner with slate hearth, radiator, TV and telephone point. Double UPVC sliding doors lead out to a balcony with seating area, Composite decking and iron railings enjoying beautiful views over Mylnbeck Stock.

Bathroom

House shower room with double shower cubicle, WC, wash hand basin, fully tiled walls, heated towel rail.



Bedroom

Good size double bedroom overlooking the front of the property with en-suite fully tiled bathroom, with shower over bath and a concertina shower screen, wash hand basin, WC and heated towel rail.

Staircase leading to:

Bedroom

Spacious vaulted bedroom spanning the top floor with wood paneled ceiling and rain sensitive electric controlled Velux window. Access to useful eaves storage space.





Outside

To the side of the property is parking for one family car along with an enclosed decked patio area overlooking Mylnbeck Stock with access via the kitchen or from external gated entrance to the side. To the front of the property there is a small walled garden area with additional on street parking available on a first come first served basis on Park Road.

Services

Mains water, electricity, gas, and drainage. Gas central heating.

Tenure

Freehold

Business Rates

Rateable value of £3,350. Small business relief may apply.

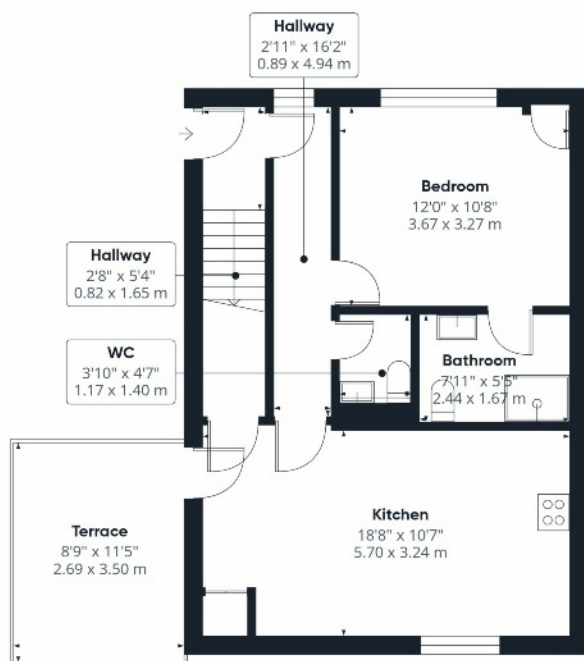
Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 1000 Mbps available as per Ofcom website.

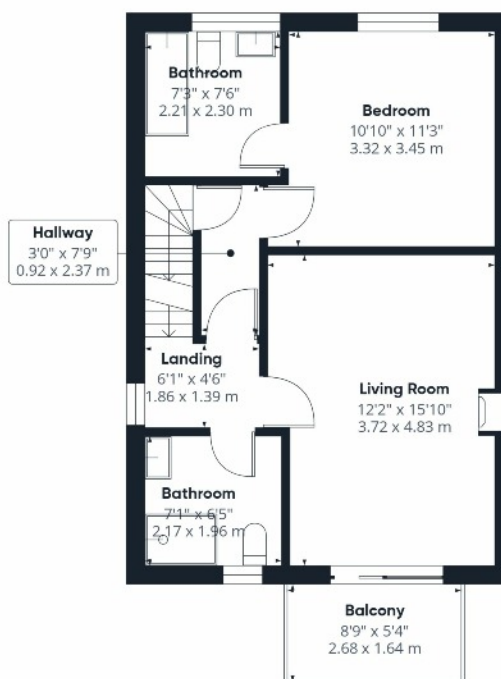
Directions

From the centre of Windermere on the one-way system on Crescent Road, bear left onto Broad Street, at the end of Broad Street turn right onto Woodland Road and a short way along the next left to Park Road. The Old Stables, 2 Park Road is a short way along on the right-hand side with parking to the side.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1184 ft²
110.2 m²

Balconies and terraces

148 ft²
13.8 m²

Reduced headroom

24 ft²
2.2 m²

(1) Excluding balconies and terraces

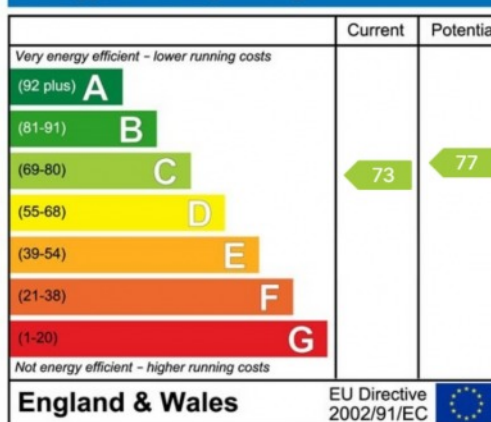
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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.