



Windermere

£659,000

11 Upper Oak Street, Windermere, LA23 2LB

Discover the perfect blend of residential comfort and investment opportunity with this exquisite Lakeland stone and slated 5-bedroom, 4-bathroom mid-terraced home, offered over 3 floors situated in the heart of Windermere. This versatile property currently set up as a Bed & Breakfast but now having the benefit of planning permission for change of use to a resident dwelling (please ask for more information).

Quick Overview

- 5 bedroom mid-terraced home
- Traditional Lakeland stone and slated house
- 2 reception rooms, 4 bath/shower rooms (4 en-suite)
- Lucrative Holiday let, with planning permission for change of use to residential
- Ideal family home, 2nd home or holiday let
- In excellent decorative order throughout
- Convenient location
- Close to all amenities, transport and schools
- Private parking at the rear & 2 parking permits for the road
- *Superfast Fibre Broadband



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Superfast
Fibre
Broadband



Private parking at
the rear & 2 parking
permits for the road

Property Reference: W6235



Front Garden/seating area



Living Room



Dining area



Dining area

Location: Excellently positioned just out of the centre of the village easy level walking distance of all the amenities. The property is approached from Crescent Road in the centre of Windermere, turning left by the Co-op into Oak Street continuing as Upper Oak Street and No 11 is situated on the left.

Property Overview: The accommodation is arranged over 4 floors, and consists of living and dining room, kitchen with utility and bathroom on the ground floor plus bedroom 1 to the lower ground floor that consists of a double bedroom with built in wardrobes. Bedrooms numbered 4, 5 and 6 are on the first floor and offer en suite shower rooms with hand basins and WC. Bedroom numbered 7 is a double bedroom, with shower room, built in wardrobe and extra storage space is located on the second floor. Beyond the interiors, the property is complemented by private outdoor space at the rear consisting of a tarmacked area that can be used to park two cars, currently housing 3 sheds and a perfect sun trap with outdoor seating for those relaxing summer evenings and the front of the property offers a small garden area with a small seating area.

Accommodation: (With approximate measurements)

Living Room /Dining Room

Kitchen 13' 5" x 8' (4.09m x 2.44m)

Utility 10' 0" x 8' 0" (3.05m x 2.44m)

Bathroom

Bedroom 1 - Lower Ground Floor 15' 1" x 13' 7" into bay (4.6m x 4.14m)

Bedroom 2 (Numbered 4) 12' 4" x 8' 1" inc. ensuite (3.76m x 2.46m)

Bedroom 3 (Numbered 5) 15' 10" x 9' 3" inc. ensuite (4.83m x 2.82m)

Bedroom 4 (Numbered 6) 15' 7" x 13' 1" max inc. ensuite (4.75m x 3.99m)

Bedroom 5 (Numbered 7) 17' 1" x 11' 4" plus ensuite (5.21m x 3.45m)



Kitchen



Kitchen



Utility



Family bathroom



Bedroom 1 - Lower Ground Floor



Bedroom 2 (Numbered 4)

Property Information:

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council, Band C.

Services: Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.

Viewings: Strictly by appointment with Hackney & Leigh.

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

Council Tax: Westmoreland and Furness

Services: Mains gas, water and electricity.

Mobile Coverage: EE & Vodafone - Limited / O2 - Likely.

Notes: *Checked on <https://www.openreach.com/> 19th May 2025 - not verified.

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).



Bedroom 3 (Numbered 5)



Bedroom 4 (Numbered 7)



Rear Garden - Sun Trap area



Rear Garden/car park

Request a Viewing Online or Call 015394 44461

Meet the Team

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11 Upper Oak Street, Windermere, LA23

Approximate Area = 1714 sq ft / 159.2 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 1787 sq ft / 165.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1287901

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