



HACKNEY
& LEIGH

Windermere

£365,000

9 Beech Street, Windermere, LA23 1ED

This traditional Lakeland cottage offers an enchanting blend of character and modern comfort. Spanning three floors, this delightful property boasts three well-appointed bedrooms and is presented to a good standard throughout. Situated in the heart of Windermere Village close to the train station, shops, bars, supermarkets and restaurants, making this an excellent prospect for those seeking a holiday let or permanent home.



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Ultrafast
available



Parking in the
vicinity

Quick Overview

Traditional mid terrace cottage

3 bedrooms

Arranged over 3 floors

Excellent decorative order

Modern kitchen and bathroom

Gas central heating and double glazing

Successful holiday let

Amenities right on the doorstep

Rear yard and parking in the vicinity

Ultrafast broadband available*

Property Reference: W6331



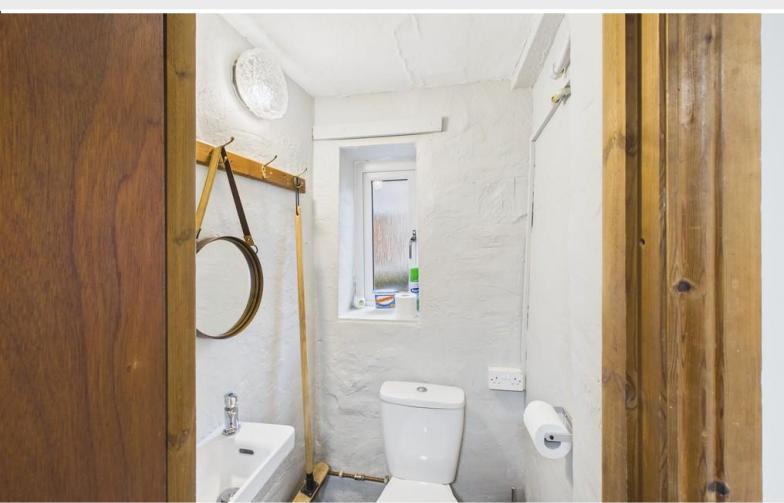
Living Room



Dining Room



Kitchen



Cloakroom

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As you step inside, you'll be greeted by the cottage's charming character features, which include exposed beams and pitch pine cupboards to recesses, adding a touch of history to the cosy interior. The welcoming living area complete with inset multi fuel stove to fireplace. Solid oak flooring is fitted and there is good natural light. The adjacent dining room again offers a comfortable space for formal dining, again with solid oak flooring and ornate cast iron open fire with oak surround. The opening to the kitchen shares natural light and creates a sociable layout, the kitchen is fitted with a good range of contemporary wall and base units and sleek worksurface incorporating a single drainer sink, 4 ring gas hob with extractor hood over and oven beneath. Integrated dishwasher and plumbing for washing machine. The large rooflight floods the room with light and there is access to the rear yard. Adjacent is a conveniently situated WC and wash hand basin.

The lower ground floor offers an adaptable room, currently utilised as a double bedroom but would easily convert to a teenage annexe/den, home office or playroom. On first floor level there is a spacious double bedroom which has a front aspect and useful storage cupboard. There is a further bedroom located to the rear of the property and the adjacent bathroom is tastefully finished, providing a WC, pedestal wash basin and bath with shower over. Attractive panelling to walls, solid oak flooring and extractor fan.

Outside, the cottage features a pleasant yard area with decorative slate chippings for ease of maintenance,. The outdoor area provides a space to sit and access to the rear of Beech Street. There is residents permit parking if you occupy as a permanent occupant (plus additional guest permit)

This property has an excellent holiday let history, making it a fantastic investment. Its prime location in Windermere Village and access to transport links makes this a most convenient location. Don't miss the chance to make this charming property your own.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room: 13' 2" x 12' 1" (4.01m x 3.68m)

Inner Hall

Dining Room 13' 5" x 10' 9" (4.09m x 3.28m)

Cloakroom

Kitchen: 12' 1" x 8' 3" (3.68m x 2.51m)

Lower Ground Floor

Bedroom 3/Home Office: 13' 10" x 12' 0" (4.22m x 3.66m)

First Floor Landing:

Bedroom 1: 13' 10" x 12' 0" (4.22m x 3.66m)

Bedroom 2: 8' 3" x 7' 6" (2.51m x 2.29m)

Bathroom

Outside: Rear yard.

Property Information:

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

What 3 Words and Directions //blizzard.bookshop.cowering
On entering Crescent Road, take the second street on the left.
Number 9 is on the left hand side in the row of terraced houses.

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.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



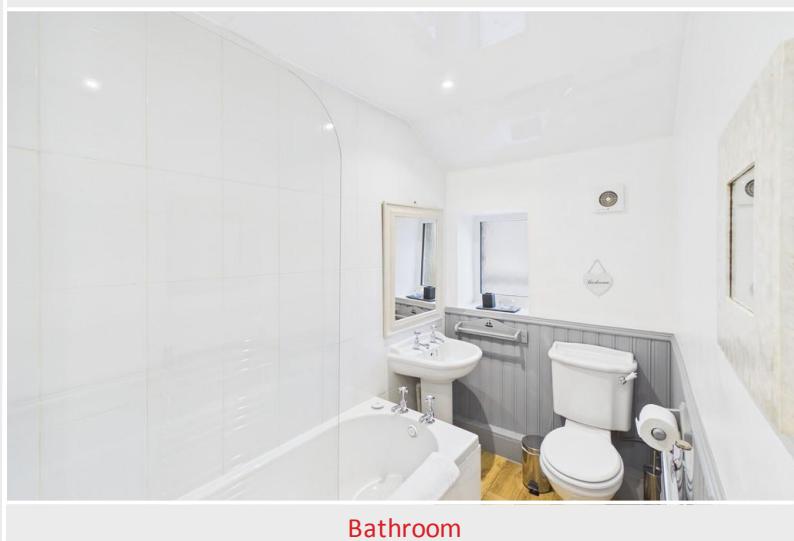
Bedroom 1



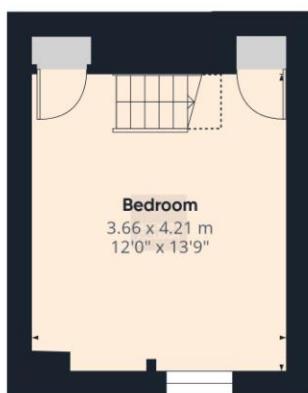
Bedroom 2



Bedroom 3



Bathroom



Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

86 m²

925 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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