



## Windermere

£250,000

2 Oakside Yard, Oak Street, Windermere, LA23 1FA

Discover the blend of traditional charm and contemporary comfort in this 2 bedroomed cottage, thoughtfully converted in 2014 and situated in the heart of Windermere Village. Just a short walk from transport links and local shops, this home offers the quintessential Lake District lifestyle, tucked away down a quaint alleyway. This property offers no end of convenience and style.

### Quick Overview

- Modern mid-terrace cottage
- Electric heating and UPVC double glazing
- Arranged over 3 floors
- 2 Bedrooms
- 2 En-suites
- No onward chain
- Outside seating area
- Local occupancy clause applies
- Central location, close to amenities
- Ultrafast broadband available



2



2



1



C



Ultrafast  
available



In the vicinity

Property Reference: W6326





Living room and Kitchen



Living room and Kitchen



Bedroom 1



En-suite

Upon entering through the classic wood door, you are welcomed into an open-plan kitchen and living area. The kitchen is modern, equipped with a Hotpoint oven, AEG electric cooker, and a fitted extractor fan. Sleek base and wall units, complemented by granite-effect worktops and a stainless steel fitted sink, create a stylish and functional space. With plumbing for a washing machine and a feature wine rack, all finished to a high standard. The living area offers a charming courtyard outlook, with ample space for a coffee table and sofa. Convenient coat hooks in the electric boiler cupboard add a practical touch.

A newly fitted carpet throughout enhances the staircase leading to the first floor, where you'll find bedroom 1. This retreat features a well-finished en-suite with an electric shower and a wall mirror above the sink.

Continuing to the second floor, bedroom two accommodates a double bed and a wall-mounted electric heater. The dormer window floods the room with natural light, creating an inviting atmosphere. The en-suite for this bedroom includes an electric shower and an electric towel heater, ensuring modern convenience.

Embrace the traditional exterior and modern interior, and make this Windermere gem your own. Experience the best of village living with all the comforts of contemporary design. Don't miss out on this traditional cottage, contact our office to book a viewing today.

**Kitchen/Living room:** 4.04 x 4.08m (13'3" x 13'4")

**First floor**

**Hallway**

**Bedroom 1:** 3.02 x 3.10m (9'10" x 10'1")

**Ensuite**

**Second floor**

**Bedroom 2:** 3.92 x 2.97m (12'10" x 9'8")

**Ensuite**

**Property information**

**Parking:** Option to apply for permit parking at nearby carpark

**Services:** Mains Sewerage, Water and electricity. Electric boiler and heating system

**Tenure:** Freehold

**Local occupancy clause:** Contact the office for details

**Council tax:** Westmorland and Furness band B

**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.

**What 3 Words and Directions:** [///flamenco.firelight.farms](https://www.what3words.com/flamenco.firelight.farms)  
From Crescent Road, turn left onto Oak street, and take the first left. Travel to the end of the street, and 2 Oakside Yard is the property at the end.

**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 2



Bedroom 2



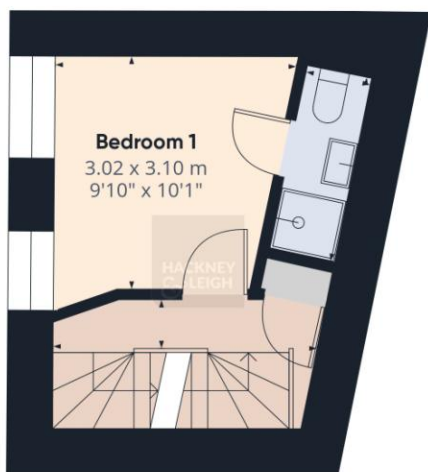
En-suite



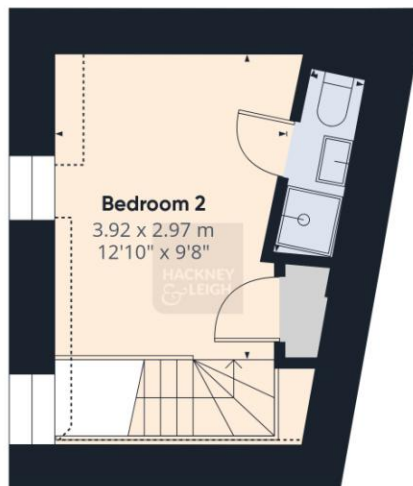
Front external



Ground Floor



First Floor



Second Floor

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

46.6 m<sup>2</sup>  
502 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

GIRAFFE360

A thought from the owners: At point of sale for the cottage, there will be a brand new electric combi boiler fitted with manufactures standard guarantee.

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 05/02/2026.

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