



Windermere

£345,000

Granary Nook, 5 Oak Street, Windermere, Cumbria , LA23 1BH

Granary Nook is a substantial stone and slated three bedroomed cottage property built around 1850/1860 with accommodation arranged over three floors consisting of sitting room and breakfast kitchen, two double bedrooms, third bedroom and bathroom. Outside the property has a surprisingly large rear yard creating a good sized sitting area and private outside space.

Quick Overview

3 Bedroomed Cottage

1 Reception Room, 1 Bathroom

Convenient Location with large rear yard

In good decorative order

Central location yet hidden away

Built in 1850 /1860's

Suitable as a family home, 2nd home or holiday let.

Gas fired central heating

Parking Permit for one car in the public car park

*Superfast Fibre Broadband 80 Mbps

Property Reference: W6267



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Superfast
Fibre
Broadband



Parking Permit for
1 Car in Public
Car Park



Living Room



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

Upon entering, you are welcomed by a well presented interior with soft tones. From the entrance hall, with a storage cupboard that houses the boiler, you enter the Living area, which is spacious and offers an electric log burner for the cooler evenings as well as a few storage cupboards. Adjacent, the well equipped kitchen with the Belling electric hob and extractor over, space for an upright fridge / freezer, space for a washer and offering a Slimline dishwasher as well as ample counter and storage cupboards making it a joy for the culinary enthusiast.

The stairway leads to the first floor which offers two spacious bedrooms with modern décor, hinge windows, allowing plenty of light. The next stairway invites you to the second floor where you will find the third bedroom which is ideal for guests or teens as well as a contemporary family bathroom with shower over bath, WC and hand basin, spacious and well lit, now completing the interior of the cottage.

Don't miss the opportunity to make this charming Windermere residence your own. Contact us today to arrange a viewing.

Accommodation: (with approximate measurements)

Living Room: 18' 8" max x 10' 3" max (5.69m x 3.12m)

Breakfast Kitchen: 11' 3" x 9' 9" (3.43m x 2.97m)

Stairway to First Floor:

Bedroom 1: 10' 11" x 8' 9" (3.33m x 2.67m)

Bedroom 2: 11' 3" x 10' 0" (3.43m x 3.05m)

Stairway to Second Floor

Bedroom 3: 10' 10" x 7' 6" max (3.3m x 2.29m)

Bathroom

Property Information:

Services: Mains water, mains drainage, mains electric and mains gas.

Council Tax: Westmorland and Furness Council – Small business rates relief apply.

Tenure: Freehold (Vacant possession upon completion).

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 & Directions: [///vital.belts.jots](https://www.what3words.com/vital.belts.jots) Granary Nook is conveniently located in the centre of Windermere's bustling village, on proceeding down the one way system, bear left onto Oak Street and directly opposite the Coop is the lane entrance, Granary Nook is the first property on the right hand side.

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 2



Bedroom 3



Bathroom

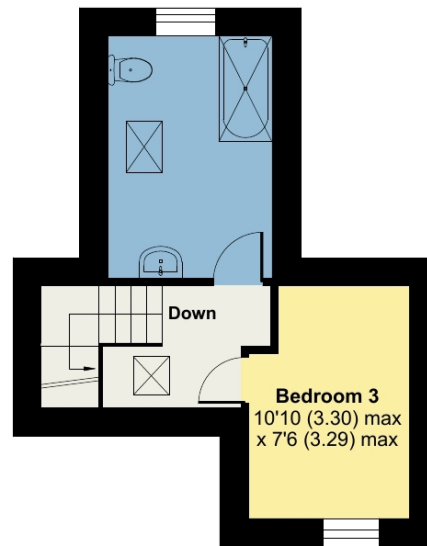


Rear Garden

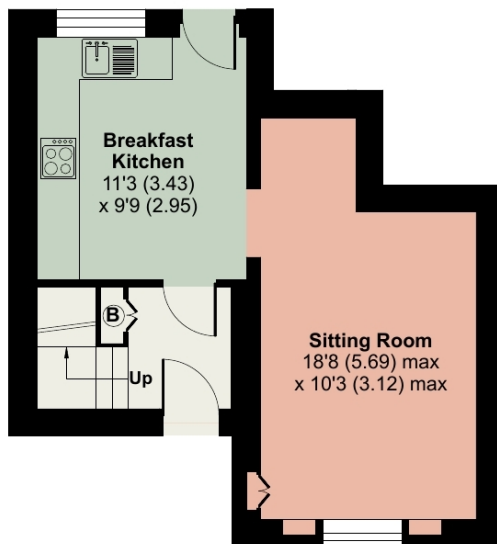
Granary Nook, 5 Oak Street, Windermere, LA23

Approximate Area = 863 sq ft / 80.1 sq m

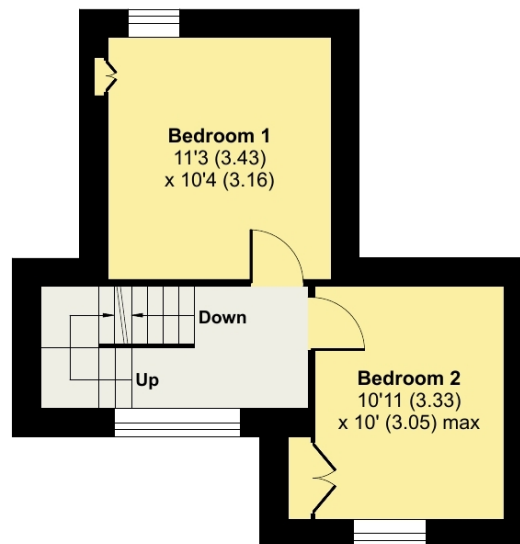
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 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: 1326593

A thought from the owners... We have had the pleasure of owning Granary Nook for 8 years, it's been a successful rental and we loved using it as our own holiday home, location is excellent, although on the main road it has the advantage of being down a court yard and quiet. We hope the new owners love it as much as we have!

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 05/08/2025.

Request a Viewing Online or Call 015394 44461