MATTHEWS BENJAMIN

13 Broad Street

Windermere, LA23 2AB

Guide Price £349,000

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Windermere, LA23 2AB

An increasingly rare opportunity to acquire 13 Broad Street, a Victorian mid-terraced Lakeland stone and slate property, ideally positioned within level walking distance of the heart of Windermere. Dating from the late 1800s, the property retains a number of attractive original features, including deep skirting boards, high ceilings and decorative cornicing. However, it now requires a full and comprehensive programme of renovation and modernisation throughout, offering purchasers the chance to restore and reconfigure the accommodation to their own specification and standards. The accommodation briefly comprises a spacious sitting room, dining room, kitchen, three double bedrooms, and a family bathroom with a separate WC. This traditional Lakeland property presents an excellent opportunity for buyers seeking a complete refurbishment project, whether for use as a holiday let investment, a bespoke second home or weekend retreat, or a well-located permanent residence.

The property enjoys a highly convenient setting just a short distance from the centre of the popular village of Windermere, with its wide selection of shops, restaurants, cafés and bars. A variety of local attractions are within easy reach, along with excellent transport links including rail and bus services, as well as access to lake cruises, providing superb connectivity to explore the wider Lake District National Park.

Accommodation

Stone steps lead up to the front entrance door

Hallway
Door with glazed panels, opening into the hallway. A staircase rises to the first floor.

Sitting Room
A bright and well-proportioned room featuring a bay window to the front elevation. There is an alcove to one side of an open fireplace set on a slate hearth with a wooden surround. Original features include cornicing, deep skirting boards and radiators.

Kitchen
A functional kitchen fitted with a range of wall and base units, with worktop surfaces and tiled splashbacks. The room benefits from a dual aspect to the side and rear. There is space and plumbing for a washing machine and dryer, a gas hob with extractor over, and a fitted electric oven. An external door provides access to the rear of the property. An understairs cupboard offers additional storage.

Dining Room
A generously sized room, traditionally used as a dining or family room, with a window overlooking the rear. The room includes a fitted storage cupboard and a radiator.

Bathroom
A spacious bathroom currently fitted with a white suite comprising a bath, separate shower cubicle, wash hand basin and WC. There is a large window and radiator.

Separate WC
Located adjacent to the bathroom, with a window.

First Floor Landing with loft access

Bedroom One

A spacious double bedroom to the front elevation, offering ample room for bedroom furniture.

Bedroom Two

A well-proportioned double bedroom, light and airy, overlooking the rear of the property.

Stairs from the first-floor landing lead to the second floor.

Bedroom Three

A large double bedroom featuring Velux windows and a rear-facing window, along with eaves storage.

Outside

To the rear is a yard with a stone wall and a block-paved area. To the front, there is a pleasant forecourt garden which enjoys the evening sun.

Directions
Borad street leads off in the centre of the village just off the one-way system, 13 Broad Street is approximately 30 yards on the left-handside.

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

Tenure
Freehold

Council tax
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Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Ellerthwaite Square, Windermere LA23 1DU
T 015394 47717
e sales@matthewsbenjamin.co.uk

Floor 0

Floor 1

Floor 2

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Approximate total area(1)

1166 ft²

108.4 m²

Reduced headroom

66 ft²

6.1 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.

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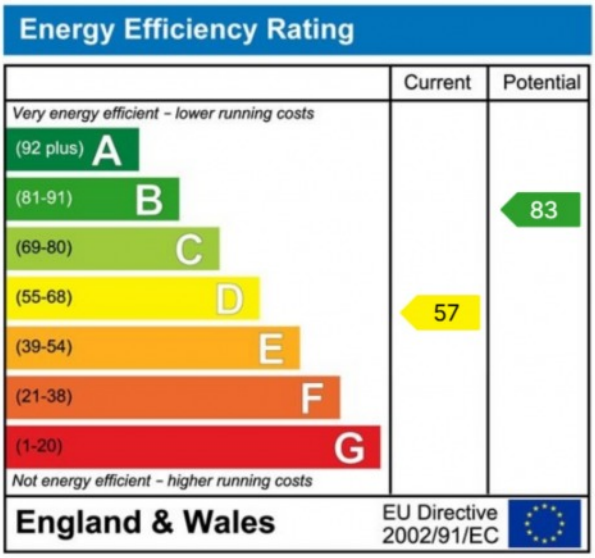

Viewing is strictly by appointment with the sole agents

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.

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