



# 1 The Coach House

Cross Street, Windermere, Cumbria, LA23 1AE

Guide Price £400,000

# 1 The Coach House

Croos Street, Windermere

A rare opportunity to acquire a beautifully presented and sympathetically renovated cottage, ideally positioned in the very heart of Windermere village. Originally converted from former stables approximately 30 years ago and having remained in the same ownership ever since, this charming home combines rich heritage with modern convenience. Showcasing throughout reclaimed ash beams sourced from a traditional barn in Dent, the property exudes character while benefiting from being fully double glazed throughout. The first floor boasts an impressive open-plan layout incorporating a contemporary kitchen, dining area, and inviting living space—perfect for both everyday living and entertaining. To the ground floor are two well-proportioned bedrooms served by a stylish family bathroom. Externally, the property benefits from an integral garage providing parking for two vehicles, together with an additional parking space. The private garden is a particular highlight, complete with a garden room, log store, and tool store.

Situated in a highly desirable central setting, the property is within immediate walking distance of Windermere's excellent amenities, including a range of shops, cafés, and restaurants, as well as the railway and bus station providing superb transport links. Properties of this calibre, in such a prime and convenient location, rarely come to the market. The Coach House will appeal to a wide range of purchasers, including those seeking a primary residence, second home, or investment opportunity.



## Accommodation

Steps lead down through the garden to the porch, where slate benches provide useful seating with practical log storage beneath. A characterful front door with stained glass detail opens into:

### Hallway

Featuring panelled walls, traditional detailing, and exposed beams, this welcoming space sets the tone for the property. It provides access to both bedrooms and the bathroom, with stairs leading to the first floor.

### Bedroom One

A delightful double bedroom with a deep-silled window overlooking the garden. The room benefits from a cast electric radiator and a range of fitted cupboards with integrated LED lighting, offering both shelving and hanging space. An understairs cupboard provides additional storage.



### Bedroom Two

A cosy double bedroom with a deep-silled window enjoying views of the garden. Complemented by wall lighting and a cast electric radiator, this room offers a warm and inviting feel.

### Bathroom

A generously proportioned bathroom featuring a freestanding bath, pedestal hand basin, and a traditional high-level cistern toilet. The decorative basin dates back to the 1800s, adding a distinctive period touch. The room is finished with partially tiled walls, tiled flooring, and a cast electric radiator with heated towel rail.

Stairs up to:



## Open Plan Living Area

Beautifully arranged and filled with natural light from dual aspect windows, this impressive space provides clearly defined areas for relaxing, dining, and cooking.

The sitting area is centred around an inglenook-style fireplace with a log-burning stove set upon a slate hearth, creating a striking focal point. Panelled walls to either side discreetly conceal a hidden internal door leading into the garage, while a cast electric radiator ensures the space remains warm and comfortable throughout the year. The dining area sits adjacent, with space for a table and a fitted wooden cabinet housing the boiler.

The kitchen is fitted with a range of wall and base units in a stylish dove grey, complemented by laminate worktops. Integrated appliances include an electric oven and hob with extractor over, along with a white ceramic sink set against tiled splashbacks. A textured vinyl floor completes the space, while a window overlooking the rear garden provides a pleasant outlook.

## Outside

The integral garage, accessible from within the property, provides ample space for two vehicles and includes plumbing for a washing machine. There is an up-and-over garage door and an additional parking space directly in front. The garden is a true delight, thoughtfully arranged with mature shrubs and planting, raised timber beds, lawned and gravelled areas, and a central stepped pathway leading down to the house. A recently constructed garden room offers a versatile additional space, fully insulated and equipped with electric heating and double-glazed windows—ideal for use as a home office, studio, or relaxation space. Further benefits include a log store and tool store, enhancing the practicality of this charming outdoor setting.



## Tenure

Freehold

## Services

All mains, mains water, mains Electric, mains drainage, electric heating, gas boiler for hot water

## Council tax band

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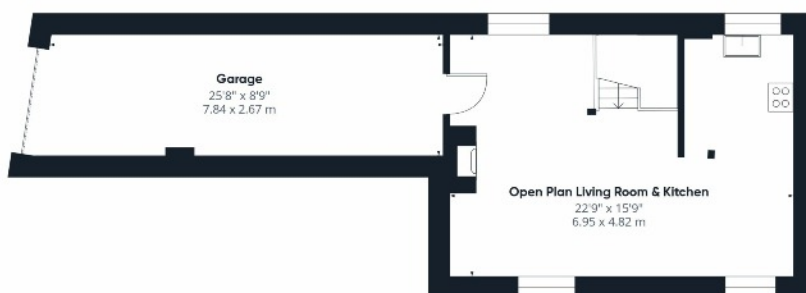
## Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



Floor 0

Approximate total area<sup>(1)</sup>  
 919 ft<sup>2</sup>  
 85.3 m<sup>2</sup>

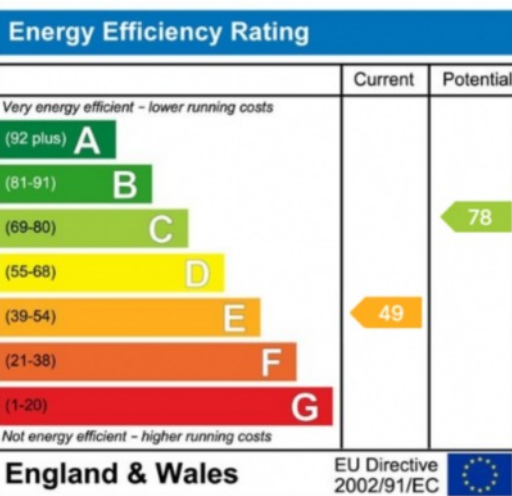


Floor 1

(1) Excluding balconies and terraces

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.

