



**HACKNEY  
& LEIGH**

## Windermere

**£430,000**

Pebble Cottage, 4 Oldfield Road, Windermere, LA23 2AZ

Step inside this immaculate, deceptively spacious 3-bedroom, 3-storey traditional stone and slated end-terrace home, set in the heart of picturesque Windermere. It features two inviting reception rooms with warm log burners, perfect for relaxing evenings. The modern kitchen provides excellent space for cooking and entertaining. On the first floor, there are two bedrooms and a stylish family bathroom. The second floor houses a further bedroom with en-suite. This charming Lakeland property combines character, comfort and contemporary living.

### Quick Overview

3 bedroom end terrace house  
2 Reception rooms  
Arranged over 3 floors, 1 shower room, 1 en-suite bathroom  
Underfloor heating in the kitchen and bathrooms  
Rear patio garden  
Immaculate interior  
Close to all amenities and transport routes  
Double glazing and gas central heating  
No onward chain  
On street parking  
\* Ultrafast Broadband available



3



2



2



D



Ultrafast  
Broadband



On street  
parking

Property Reference: W6347



Living Room

This delightful property perfectly blends traditional character with modern comfort. The living room features Karndean flooring and a large bay window, filling the space with natural light. A log-burning stove on a slate hearth provides the perfect focal point for chilly evenings. The generous layout offers plenty of scope for family life or entertaining.

Adjacent is the dining room where natural light streams through the double doors leading to the patio garden. A second log burner adds ambience, while fitted cupboards and a spacious under stairs cupboard provide practical storage.

The modern kitchen combines style and functionality. Ample wall and base units offer plenty of storage. Integrated appliances include a Neff flex induction hob with extractor, multifunction oven and microwave, and Bosch dishwasher, washing machine, undercounter fridge and freezer. Electric underfloor heating and a heated towel rail enhance comfort, and one unit houses the gas combi boiler which is controlled by a tadoo smart thermostat. A door from the kitchen also leads directly onto the rear patio garden, connecting indoor and outdoor living.

On the first floor, the recently renovated house bathroom features a spacious tiled shower area with Grohe rainfall shower head, a vanity unit with washbasin and WC and a shaver point. Electric underfloor heating and a heated towel rail add a touch of comfort.

Bedroom 2 is generously sized and filled with natural light from a large picture window. Bedroom 3, currently used as an office, is equally spacious and well-lit, offering versatile accommodation.

The second floor houses the principal bedroom, brightened by a feature dormer window. The recently upgraded en-suite includes a bath with handheld showerhead, floating vanity unit, WC, electric underfloor heating and a heated towel rail. There is also access to useful eaves storage, adding practicality to the space.

The gated front garden is easily maintained with plenty of space for seating and potted plants, creating an inviting outdoor space. Step out into the rear gated patio area which is a low-maintenance retreat with stone flags and ample space for potted plants, perfect for entertaining. An outdoor tap and storage shed add convenience. The large wooden rear gates provide privacy and lane access.

Just a stone's throw from Windermere village, this home combines traditional character with modern comfort. It is ideal as a family residence or holiday retreat, offering style, convenience and flexible living.



Dining Room



Kitchen

#### Ground Floor

Living Room: 14' 6" x 11' 7" (4.42m x 3.54m)

Dining Room: 12' 4" x 10' 9" (3.77m x 3.30m)

Kitchen: 18' 6" x 6' 10" (5.64m x 2.10m)

#### First Floor

Shower Room



Kitchen

Office / Bedroom 3: 12' 5" x 8' 10" (3.80m x 2.71m)

Bedroom 2: 15' 3" x 11' 1" (4.65m x 3.38m)

Second Floor

Bedroom 1: 15' 0" x 12' 6" (4.58m x 3.83m)

En-suite

### Property information

**Council Tax:** Westmorland and Furness - Council Tax Band D

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

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

**Tenure:** Freehold (Vacant possession upon completion).

**Viewings:** Strictly by appointment with Hackney & Leigh.

**what3words and Directions:** [///gear.willpower.best](http://gear.willpower.best) From the Hackney & Leigh office bear left onto Ellerthwaite Road, carry straight over into Park Road and turn right onto Alexandra Road and left into Oldfield Road and Pebble Cottage is on the left 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 1



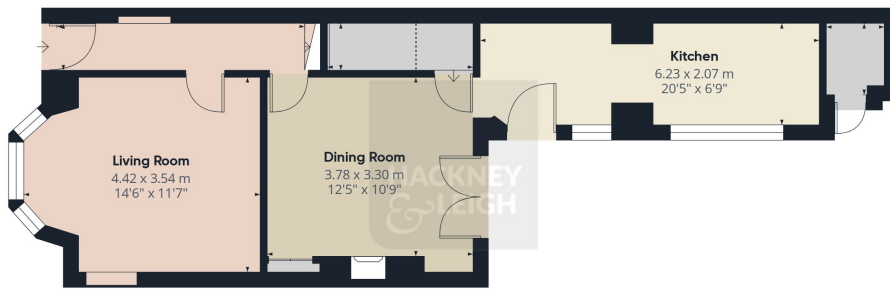
Bedroom 2



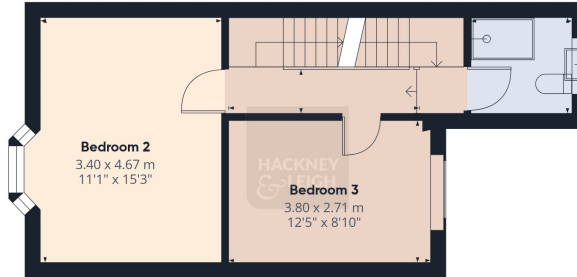
Office / bedroom 3



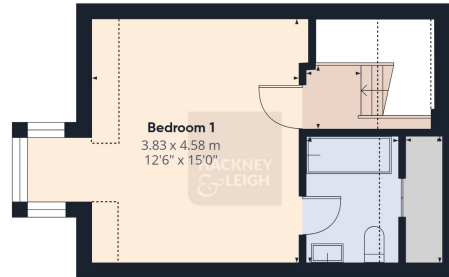
Rear patio garden



Ground Floor



First Floor



Second Floor



**Approximate total area<sup>m</sup>**

112 m<sup>2</sup>  
1205 ft<sup>2</sup>

**Reduced headroom**

5.9 m<sup>2</sup>  
64 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

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 23/03/2026.

Request a Viewing Online or Call 015394 44461