



Windermere

£300,000

16 Holly Terrace, Windermere, LA23 1EJ

Hidden away, this manageable, traditional stone and slate terrace is a perfect first home or weekend retreat. With 2 bedrooms both with en suite facilities, easily managed garden, useful outbuilding and an exceptionally convenient location. There is scope for those to bring their own ideas for personalisation and this presents a great permanent residence, investment or lock up and leave. Bus services, the train station and amenities of Windermere Village are all on the doorstep and nearby Bowness on the shores of Lake Windermere a mile away. No onward chain.

Quick Overview

- Traditional mid terrace character cottage
- 2 double bedrooms
- 2 en suite shower rooms
- Spacious kitchen with original range
- UPVC Double glazing and gas central heating
- Outbuilding/utility area
- Tucked away yet close to village amenities
- Close to excellent transport links
- Scope to further personalise
- Ultrafast broadband available



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Ultrafast
available



On street
parking

Property Reference: W6386



Living Room



Kitchen



Bedroom 1



En Suite Shower Room

Entering through the front door leads you into the living room which has an aspect over the front patio. Original built-in alcove cupboards with shelving above offer storage and there is a focal point ornate cast iron fireplace (decorative purposes only)

From here, you enter the inner hall with stairs to the first floor and beyond, the kitchen which has an abundance of character, the main feature being the cast iron range and the original clothes airer above. It offers slate effect floors, white shaker style wall and base units and solid oak wood worktops. Built-in items include a 4 ring gas Synergie hob and concealed extractor fan and double oven below, integrated fridge, plumbing for washing machine and inset Belfast style sink with window above and aspect to rear. A pantry under the stairs is convenient for boots, coats and shoes. Original built-in cupboards to alcoves and wall mounted Combi Eco boiler to wall. A door leads to the rear patio area.

At first floor landing there is access to bedroom 1 and 2. Bedroom 1 is a double with a built-in storage cupboard over stairs and stripped pine floor boards. An original fireplace fireplace is retained and the window has a front aspect over rooftops. The en suite shower room offers a shower cubicle, WC and sink. Panelling to walls, a heated towel rail, cabinet and wall mounted mirror.

Bedroom 2 is a smaller double again with stripped pine floor boards, a rear aspect and ensuite bathroom with panelled bath, part tiling to walls, WC, sink and heated towel rail.

Outside there is an enclosed flagged patio to front and to the rear a patio area. There is a private outbuilding with light and electricity and plumbing for washing machine, together with bike storage. A right of access exists along the rear for neighbours in the terrace to access their properties.

The accommodation comprises approximate measurements)

Living Room: 14' 4" x 10' 5" (4.37m x 3.18m)

Inner Hall:

Kitchen: 13' 6" x 10' 11" (4.11m x 3.33m)

First Floor Landing:

Bedroom 1: 13' 5" x 10' 5" (4.09m x 3.18m)

En Suite Shower Room:

Bedroom 2: 10' 10" x 8' 4" (3.3m x 2.54m)

En Suite Bathroom:

Property Information:

Tenure: Freehold

Services: Mains water, drainage, electric and gas. Central heating and double glazing.

Council Tax: Westmorland and Furness Council – Band C

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 and Directions: [///tonic.crinkled.topics](http://tonic.crinkled.topics)

From the centre of the village on Crescent Road, turn left into Oak Street by the Co-op, then first left into Havelock Road. At the 2nd turn on the right you will find Holly Terrace on the left. The property is the 3rd property in the terrace.

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



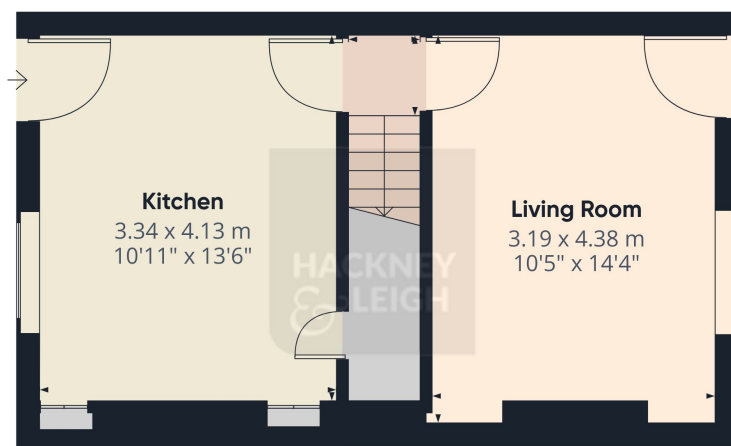
Bedroom 2



En Suite Bathroom



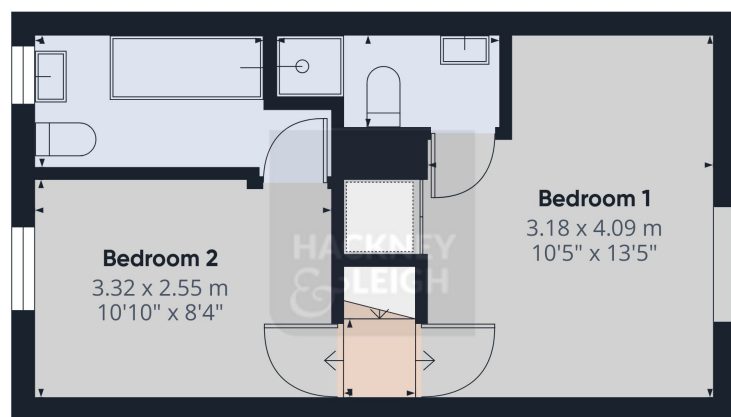
Patio garden



Ground Floor

Approximate total area^m

60.1 m²
645 ft²



First Floor

(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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