



2 Park Road, Windermere

£550,000

Burn House, 2 Park Road, Windermere, LA23 2AW

Welcome to Burn House, a delightful 4-bedroom mid terraced Victorian property arranged over 4 floors, offering 2 reception rooms, 4 bathrooms, 2 of which ensuite, and off-road parking. Situated on the picturesque Park Road, this charming home provides an ideal setting for families wanting a generous residence, a second home or a holiday let. Currently a successful holiday let.

Quick Overview

4 bedroom mid terrace house

2 reception rooms

4 bathrooms, 2 of which ensuite

Gas central heating

Stylish decor throughout

Holiday let and sold as a going concern

Close to all amenities and local transportation

Ideal for family residence, 2nd home or holiday let

On street parking and extra parking at the rear

*Ultrafast Broadband available



4



1



2



D



Ultrafast
Broadband



On street parking
& extra parking at
the rear

Property Reference: W6276



Living Room



Kitchen



Kitchen & breakfast area



Bedroom 4

On entering this interesting property, you are greeted by a warm and inviting entrance hall with adjacent living room with an ornate cast iron fireplace with inset gas fire and bay window that overlooks the street view. At this level, there is a useful cloakroom and Bedroom 4 offering built in wardrobes, a cupboard that houses the boiler as well as an en-suite shower room with a rainfall shower, WC and wash basin.

Located at lower ground floor, the sitting room offers a focal point log burner with grey hearth and a large window that overlooks the stream that is just beyond the borders of the property. Stone flooring throughout.

The well-appointed breakfast kitchen follows on, offering Belling range style oven, has an extractor hood, Beko dishwasher, microwave and integral fridge/freezer and complimenting the kitchen, is marble table tops, tiled floor and ample storage space for all culinary requirements.

Stairs from the ground floor reaching to the first floor, where Bedroom 2 is on offer, with en suite shower room including WC and hand basin. Bedroom 3 follows on and could be used for children or visiting guests. The beautifully presented family bathroom is just down the hallway, offering a bath, WC and hand basin.

A further stairway leads up to the second floor where you will find private retreat in Bedroom 1 which is generous in size and benefits from built in wardrobes, en-suite bathroom with shower over bath.

One of the standout features of Burn House is its off-road parking, a rare and valuable asset in this sought-after location. The flagged area could also be utilised for outdoor seating.

This enchanting property is close to all amenities, local transportation and breathtaking landscapes of Windermere, Burn House is a rare find that combines modern living with the tranquillity of nature. Call us now to arrange a viewing!

Ground Floor

Entrance Hall

Living Room 14' 2" x 10' 5" (4.32m x 3.20m)

Bedroom 4: 10' 10" x 8' 7" (3.31m x 2.64m)

Lower Ground Floor



Sitting Room



Sitting Room & Stairway



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

Sitting Room: 16' 3" x 12' 9" (4.97m x 3.89m)

Kitchen: 13' 6" x 9' 10" (4.11m x 3m)

First Floor

Bedroom 2 with en-suite: 14' 0" x 12' 1" (4.29m x 3.69m)

Bedroom 3: 11' 5" x 7' 8" (3.49m x 2.36m)

Bathroom

Second Floor

Bedroom 1 with en-suite bathroom: 16' 10" x 13' 8" (5.14m x 4.17m)

Property Information

Council Tax: Westmorland and Furness Council - Band Y
- FHL Small business rates relief.

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.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///luring.attic.secretly](http://luring.attic.secretly): If traveling down Victoria Road on the one-way system into Windermere, continue straight, left turn into Ellerthwaite road, left into Holly Road, continue straight on and at the cross road, go straight over into Park Road where you will find 2 Burn House 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bathroom



Flagged area



Stream on border of property



Rear Elevation

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015394 44461** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

2 Park Road, Windermere, LA23 2AW

Approximate Area = 1447 sq ft / 134.4 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.

A thought from the owners...Burn House has been an amazing house in a beautiful setting. We love the sound of the burn, character features and deceptively spacious accommodation. Our family have loved being so close to the park over the road and enjoying many walks from our doorstep.

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 16/09/2025.

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