



HACKNEY & LEIGH

Windermere

£535,000

3 Old College Cottages, Phoenix Way, Windermere, LA23 1BZ

3 Old College Cottages awaits! A delightful 3 bedroomed semi-detached house, tucked away on the picturesque Phoenix Way in the heart of Windermere. This charming house is ideal for a family, has a large garden for pets and offers residents and visitors parking. Local occupancy conditions apply.

Quick Overview

Larger than average 3 Bedroom semi detached house

2 Reception rooms

1 bathroom, 1 en-suite shower room, 1 separate cloakroom

Spacious conservatory

In excellent decorative order

Gas central heating and double glazing

Located a few minutes walk from the heart of Windermere

Occupancy conditions apply

Designated parking for 2 cars

*Ultrafast fibre available



3



3



2



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Ultrafast
Fibre
Available



Designated
parking for 2 cars

Property Reference: W6328



Living room



Dining room



Living room



Dining room

As you approach the property, you'll be greeted by the inviting front garden. Step inside, and you'll find two spacious reception rooms, each exuding warmth and character. The living room is bathed in light from the large picture windows that overlook the front and rear garden. The fan heated electric log burner with granite surrounds and hearth and ordained by a solid oak mantle piece is ideal for the cosy fireside evenings.

The dining room is perfectly situated in the home, adjacent to both kitchen and living room and leading out onto the conservatory. This room is spacious and bright, catering adequately for the family meal times.

The heart of the home is the well-appointed kitchen, offering ample space for culinary creations. A 5-plate gas Range Master Cooker with double ovens, extractor over, AEG dishwasher, Beko washer, integral fridge/ freezer and finishing the appliances with a 16-bottle wine cooler adjacent to the cooker. Ample base and wall units complimented with granite work tops, electric blinds and Antico flooring makes this kitchen a dream to prepare your meals in.

Completing the ground floor is the bright and spacious conservatory that leads off the dining room. Ideally situated in the home, heated and offering double glazed uPVC windows and from here step out into the rear garden, a private oasis perfect for al fresco dining, gardening, or simply unwinding amidst nature.

Ascending to the first floor, the property boasts three generously double sized bedrooms. Bedroom 1 has double built in wardrobes and a separate shelved cupboard as well as a shower room en-suite. The natural light invited through the windows enhances the serene atmosphere. The modern en-suite boasts a large walk-in shower, tastefully tiled, fitted towel heater, ensuring practicality and style. Bedroom two, currently accommodates 2 four-foot double beds and also offers double built in wardrobes. While bedroom 3, currently used as an office, offers flexibility with space and has 3 double built-in wardrobes.

Enhancing the property yet again, the landing houses a large ever useful heated airing cupboard which houses the combi gas boiler. The family bathroom is adjacent, neutral décor, offers a Roll top bath, WC and wash hand basin and vanity mirror with charging shaver point.

Outside the property has on offer a large rear garden that has the perfect sun trap seating area for the al fresco coffee or sundowners. The gardens are manicured and well-stocked as well as having a gravelled potted plant area for that additional summer splash of colour. Several large plant pots, the garden shed, summer house and greenhouse are all included in the sale.

Practicality is key, and this property delivers with designated parking for two cars, ensuring convenience for you and your guests. Located in the sought-after area of Windermere, you'll have easy access to local amenities, schools, and the stunning



Kitchen



Conservatory



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3 / office

landscapes of the Lake District.

Accommodation: (with approximate measurements)

Ground Floor

Living Room: 19' 8" x 13' 8" (6.01m x 4.17m)

Dining Room: 12' 6" x 12' 5" (3.81m x 3.79m)

Kitchen: 12' 5" x 8' 7" (3.79m x 2.63m)

Cloakroom

Conservatory: 12' 10" x 9' 11" (3.92m x 3.03m)

First Floor:

Bedroom 1: 13' 2" x 12' 7" (4.02m x 3.85m)

En-suite Shower room

Bedroom 2: 13' 0" x 12' 7" (3.97m x 3.84m)

Bedroom 3 / office: 11' 4" x 9' 10" (3.47m x 3.02m)

Bathroom

Property Information:

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

Council Tax: Westmorland and Furness Council Tax Band E.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold - Please note, a local occupancy condition applies as follows:

- 1: A person employed, about to be employed, or last employed in the locality: OR
- 2: A person who has for the period of three years immediately preceding their occupation, had his / her only or principal residence in the locality (Locality meaning Cumbria).

Planning Permission: Planning permission was granted in 2008 to build a double car port over the 2 parking spaces. This has now lapsed some years ago but might well be allowed again if Planning Permission was resubmitted (full plans are available in our office).

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///wept.messy.redouble](http://wept.messy.redouble) From Main road Windermere, continue to the junction, turn left into A591, first left turn into Phoenix way, continue down Phoenix way and take the second turning to the right onto Old College Park Road and you will find Number 3 in the left hand top corner.

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).



Rear garden



Rear garden



Rear garden



Rear garden

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.

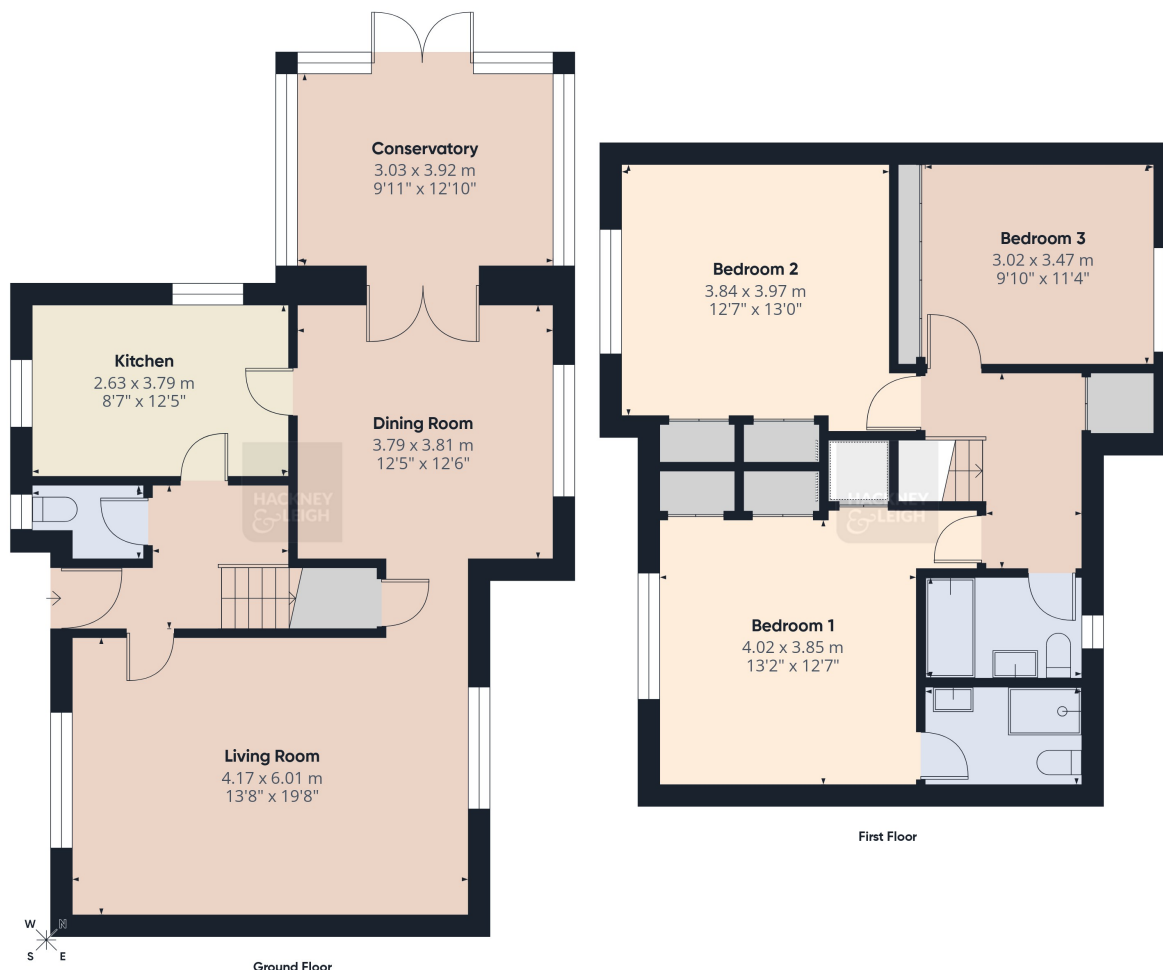


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Approximate total area⁽¹⁾
133 m²
1434 ft²

(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.

GIRAFFE360

A thought from the owners...*We have lived at 3 Old College Cottages since November 2001. The house was just over 2 years old when we bought it and throughout the years since we've moulded and shaped the house and garden to turn it into the home we always wanted. Our time here has been a happy one and we will leave with fantastic and wonderful memories. We hope the new owners of 3 Old College Cottages have the same, and that they enjoy living here as much as we have.*

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 21/02/2026.