



Windermere

£445,000

Pan's Cottage, 50 Main Road, Windermere, Cumbria, LA23 1DX

Within the heart of Windermere, in a row of traditional Lakeland stone cottages, a 3 double bedroomed, 3 storey mid terraced Lakeland cottage has the added benefit of front and rear gardens and is a stones throw away from all local amenities and transport links. Pan's Cottage has all the ingredients for either a main residence, second home or holiday let.

Quick Overview

- Fantastic central location
- Front & rear gardens
- Spacious 3 bedroomed mid terraced cottage
- 2 Reception rooms & 1 bathroom
- No chain
- Close to amenities & transport links
- In good decorative order
- On road parking
- Ideal main residence, second home or holiday let
- *Superfast fibre broadband available



3



1



2



D



Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6225



Sitting/Dining Room



Living Room



Kitchen



Bedroom 1

Location: Conveniently located within the centre of Windermere ideally situated for all local amenities. From our office on Ellerthwaite Square proceed into the village onto the one way system on Main Road and No.50 is on the left, about 200m up from Sainsburys.

Property Overview: A well presented property less than two miles from Lake Windermere, and is within one of the most beautiful parts of the country. With all the amenities and transport links Windermere has to offer on your doorstep and other locations such as Hawkshead, Ambleside and Grasmere being just a short drive away, 50 Main Road is in the perfect location.

Upon entering through the hallway, you are first greeted with the dining/sitting room with large window making the room bright and airy. Moving along into the stunning living room with a gas stove, patio doors to the rear and access to the lower ground floor. From the living room you have the modern kitchen comprising of built in wall and base units, Lamona single oven with electric hob and extractor over, plus space for fridge and separate freezer. The kitchen also houses the Worcester boiler. Heading back into the living room and down stairs to the lower ground floor, you enter a convenient third bedroom perfect for additional family and guests.

Moving up to the first floor you have bedrooms 1 & 2, with bedroom 1 having built in shelving and cupboard and bedroom 2 also having a large built in cupboard, perfect for wardrobe space. The modern family bathroom benefits from WC, washbasin with vanity unit and bath with shower over.

Outside the property is a small front garden area and a large south facing private paved patio area to the rear. Pan's Cottage could be used as a main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Entrance Hall

Dining/Sitting Room 10' 11" x 9' 8" (3.33m x 2.95m)

Living Room 12' 8" x 11' 1" (3.86m x 3.38m)

Kitchen 9' 10" x 6' 5" (3m x 1.96m)

Stairs to basement:

Bedroom 3: 12' 9" max x 9' 8" (3.89m x 2.95m)

Stairs to first floor:

Bedroom 1 13' 4" x 11' (4.06m x 3.35m)

Bedroom 2 11' 3" x 8' 4" (3.43m x 2.54m)

Bathroom

Property Information:

Services: Mains electric, water and drainage. Gas fired central heating.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh Windermere sales office.

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

What3Words: ///loom.coolest.cope

Mobile Coverage: EE, O2 & Vodafone - Likely.

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 2



Bedroom 3



Rear Garden

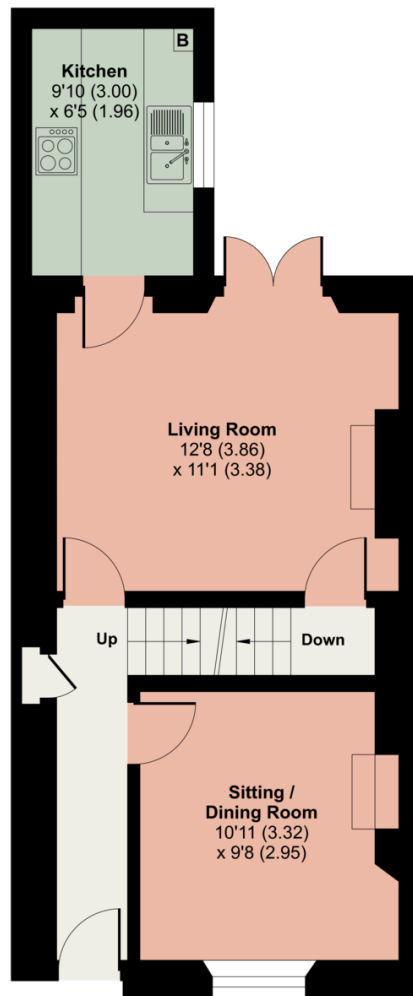


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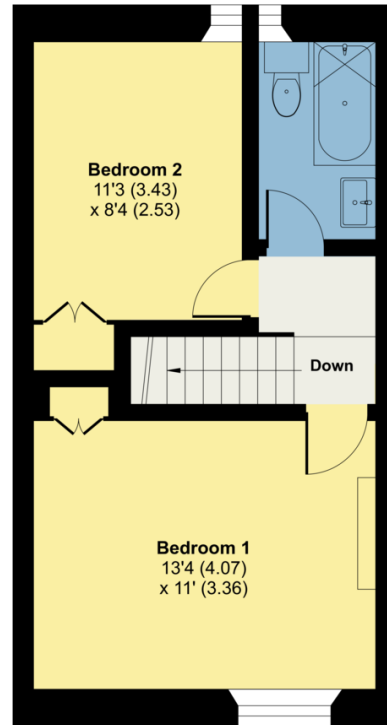
50 Main Road, Windermere, LA23

Approximate Area = 941 sq ft / 87.4 sq m

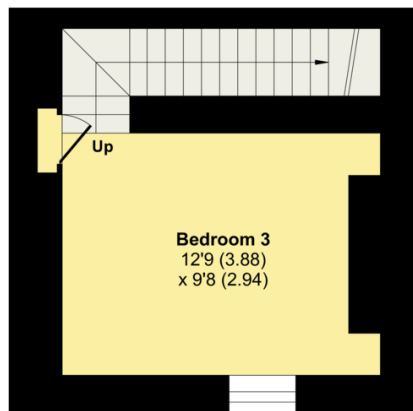
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hacknev & Leigh. REF: 1273206

A thought from the owners...

"Perfectly located in a sought after spot. Turn the key, walk in, unpack... Theres nothing left to do but to sit back, relax and enjoy it all."

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 16/04/2025.

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