



£270,000

Slate Cottage
17 Victoria Street
Windermere
Cumbria
LA23 1AB

In the heart of Windermere this is a lovely, 2 bedroomed traditional Lakeland stone and slated cottage. This idyllic Lake District village cottage is suitable for holiday letting, second home or permanent enjoyment.

With open plan living space downstairs for social occasions or cosy evenings in front of the wood burning stove.

Already benefiting from gas fired central heating, underfloor heating and uPVC triple glazed and acoustic windows. The property is currently used for holiday letting.

Property Ref: W5608

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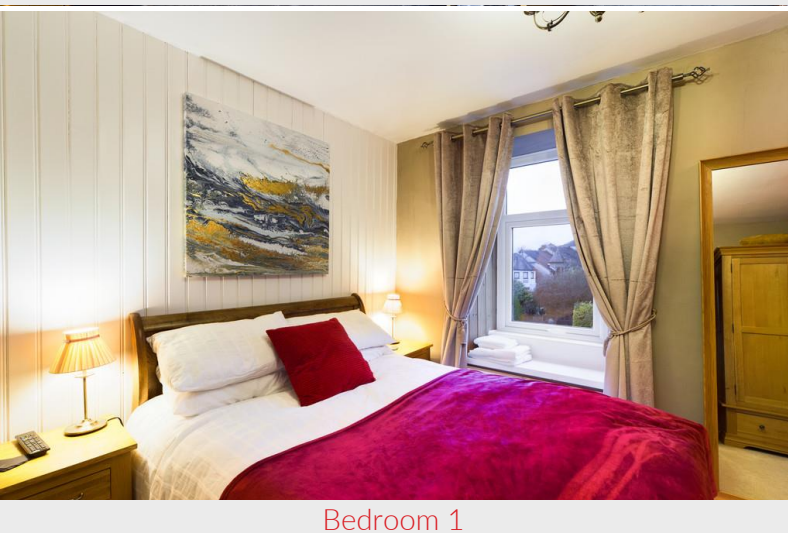
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Living Room & Kitchen



Kitchen Area



Bedroom 1

Description: Slate Cottage is an attractive characterful cottage that has been upgraded to make a modern but cosy cottage. Benefiting from stone floor with underfloor heating, wood burning stove and decorative features throughout. To the rear is a small private decked area. This property lends itself to being a holiday home but could also be used as a permanent, second home or rental investment.

Location: Located close to the village centre on the one way system, easily accessible by car or train; Slate Cottage, 17 Victoria Street is on the left next door to the Bagots opticians and "The Crafty Baa". Only a short level walk to a large variety of amenities including shops, post office, bars and restaurants etc.

Accommodation (With approximate measurements)

Sitting Room 16' 6" x 12' 0" (5.03m x 3.66m) Attractive room with original fireplace containing a wood burning stove and slate hearth, slate floor with underfloor heating and useful under stair cupboard as well as separate meter cupboard.

Kitchen Area 11' 9" x 9' 0" (3.58m x 2.74m) Solid slate work surfaces and solid oak wall and base units, integrated 4 ring Bosch gas hob with hood over, electric fan oven, Hotpoint dishwasher, fridge and wine cooler, inset sink cupboard housing recently replaced gas fired combi boiler and washing machine. Door to rear.

Stairs to First Floor

Landing



Living Room

Bedroom 1 11' 10" x 10' 0" (3.61m x 3.05m) A double room with wood panelling and window seat.

Bedroom 2 11' 9" x 9' 3" (3.58m x 2.82m) Twin or double fitted with triple glazed windows with acoustic glass, with window seat and built in cupboard over staircase.

Shower Room Large Monsoon shower and slate tiles, wash basin, WC, large mirror, shaver point, heated towel rail, attractive slate tiles and an extractor fan.

Outside: To the front of the property is a small forecourt garden with flower beds. To the rear is a small private decked area.

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

Business Rates: Rateable value of £3900 with the amount payable of £1965.60 for 2020/21. Small business relief may apply depending on circumstances.

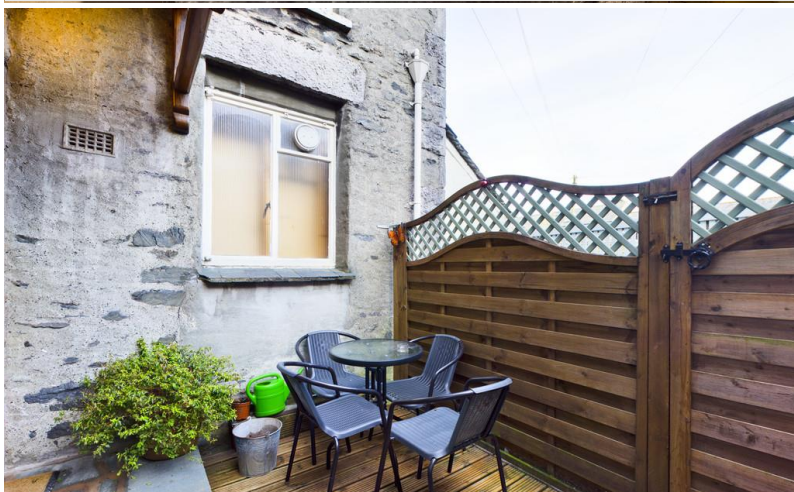
Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

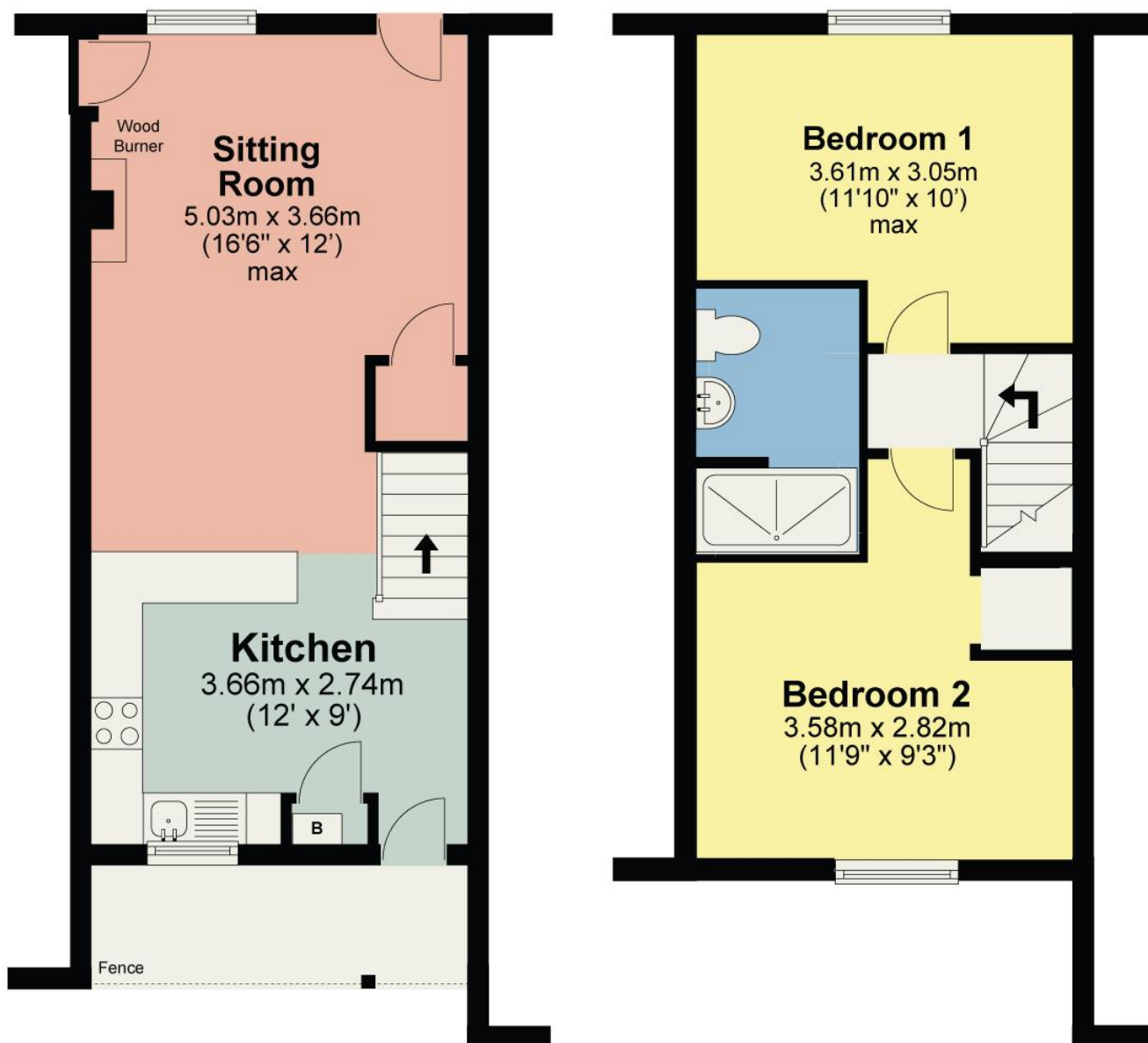
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 2



Decked Garden



Total area: approx. 62.4 sq. metres (672.2 sq. feet)

For illustrative purposes only. Not to scale. REF: W5360

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.