



## Bowness

**£385,000**

Corner Cottage  
6 Meadowcroft Cottages  
Meadowcroft Lane  
Bowness On Windermere  
Cumbria  
LA23 3JE

Located within the peaceful and well regarded semi rural area of Storrs Park, a good sized 2 bed roomed mid terrace cottage being part of the original Meadowcroft Cottages, with private garden and parking.

Neatly presented with gas fired central heating and double glazed windows and currently run as a successful holiday let.

Property Ref: W5732

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Living Room



Bedroom 1

#### Location:

Conveniently situated just out of Bowness village in the highly desirable semi rural area of Storrs Park, the development of Meadowcroft Cottages is a pleasant and peaceful setting yet is within minutes walking distance of the amenities of Bowness village.

From Bowness take the A592 towards Newby Bridge and after passing the ferry turning turn second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development. Corner Cottage can be found via pedestrian access through a shared gate.

#### Description:

A delightful 2 bedroomeed holiday cottage set on the outskirts of the thriving tourist village of Bowness with the added benefit of private garden overlooking the neighbouring fields and with glimpses of Lake Windermere and allocated parking. On the ground floor there is a large, modern kitchen diner and cosy living room and to the first floor there are 2 double bedroom and house bathroom.

Currently holiday let through Sykes Holiday Cottages it is hoped the property can be sold with the benefit of future bookings. Furniture available by separate negotiation.

#### Accommodation: (with approximate measurements)

**Living Room** 16' 11" max incl stairs x 13' 10" (5.16m x 4.22m)  
Electric fire on slate hearth, laminate flooring, door to courtyard, built-in cupboards, under stairs cupboard and television point.

**Dining Kitchen** 16' 3" x 11' 3" (4.95m x 3.43m)  
Feature fireplace with cast iron surround (no longer in use) and wood beams to ceiling. Wooden wall and base units, stainless steel sink and drainer, slimline dishwasher, washing machine and fridge/freezer. Cooker with extractor hood over. Wood effect laminate flooring, Cupboard housing Worcester gas combination boiler.

#### Stairs to:

First Floor



Dining Kitchen

**Bedroom 1** 13' 9" x 10' 5" (4.19m x 3.18m)

Large storage cupboard with hanging rail and shelf.

**Bedroom 2** 14' 7" x 8' 9" (4.44m x 2.67m)

With pleasant aspect overlooking the gardens and view of Lake Windermere.

#### Bathroom

A 3 piece suite of bath with shower over, vanity unit and WC. Cupboard with shelving housing hot water cylinder. Part tiled walls, extractor fan and wood effect laminate flooring.

#### Outside:

Steps from the cottage lead to a private garden with patio seating area and lawned area with view of Lake Windermere. Parking for the cottage is in the lower courtyard adjacent to the block of garages.

#### Services:

Mains water, drainage, gas, and electricity.

#### Tenure:

Cottage: Freehold.

Parking Space: Long Leasehold



Bedroom 2

#### Business Rates:

South Lakeland District Council. In 2019/2020 the rateable value was £3,900 with the amount payable being £1808.45. Currently business rated with No.5. Corner Cottage will need a separate rating assessment.

#### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

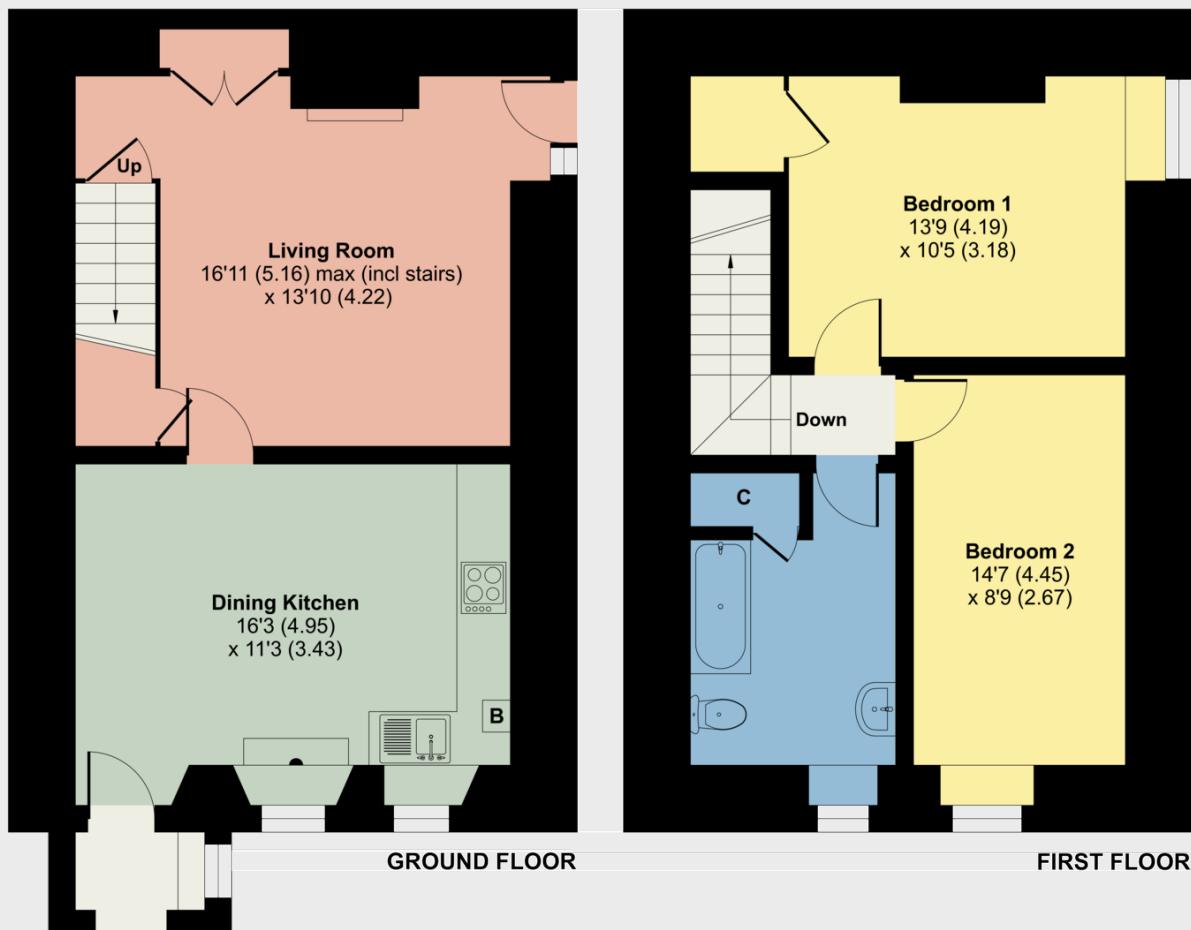
#### Energy Performance Certificate:

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

# 6 Meadowcroft Cottages, Bowness-on-Windermere, LA23

Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.  
Produced for Hackney & Leigh. REF: 792629

A thought from the owners... Corner Cottage, which could be 400 years old, was one of 9 cottages belonging to Low House/Home Farm on the Storrs Park Estate. In 1899 these cottages became part of the Meadowcroft Estate and by 1914 were surrounded by a Zoo which included heated aviaries, animal houses, monkey and ape enclosures, a bear, a lion, kangaroos and ostriches!

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