

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£550,000

11 Upper Oak Street, Windermere, Cumbria, LA23 2LB

A large traditional Lakeland stone and slated 5 bedroomed property in an excellent central position with off road parking for 2 cars plus on road permit parking. The property is in great order and has been well maintained.

The property has recently been granted change of use from a Guest House to a main residence family home or holiday let.

Quick Overview

- 5 Bedroomed mid terraced house
- 1 Reception room and 5 bathrooms
- Excellent central location
- Front seating area and rear yard with store
- Offered in modernised condition
- Close to village amenities, transport links and local schools
- Traditional Lakeland stone and slated house
- Change of use from Guest House to residential
- Off road parking plus permit parking
- Superfast Broadband speed of 80 Mbps available



5



5



1



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Superfast
Broadband



Off Road
Parking

Property Reference: W5863



Front Seating Area



Dining Area



Rear Parking



Living Room

Description: A substantial mid terrace traditional Lakeland stone and slated property providing spacious 5 bedroomed (4 en-suite) accommodation. The property is currently arranged with an open plan lounge-dining room, modern kitchen, utility and luxury bathroom to the ground floor with double bedroom to the lower ground floor. To the first and second floors are 3 en-suite double bedrooms and one en-suite single bedroom.

The property has been well maintained and modernised and is well presented. To the rear of the property is a small yard, stone and slated store and most useful off road parking for 2 cars plus off road permit parking.

Location: Excellently positioned just out of the centre of the village within easy level walking distance of all the amenities. The property is approached from Crescent Road in the centre of Windermere, turning left by the Co-op into Oak Street continuing as Upper Oak Street. No. 11 is situated on the left.

Accommodation: (with approximate measurements)

Front Entrance Porch

Entrance Hall

Telephone point and staircase to first floor.

Living Room/Dining Room

28' 11 into bay" x 11' 10 max" (8.81m x 3.61m)

A lovely elegant room with bay window, tv point cabinet, two mirrored alcoves with built-in cupboards. Wooden flooring with separate controls to zoned underfloor heating for the lounge and dining rooms areas.

Kitchen

13' 5" x 8' 0" (4.09m x 2.44m)

Fitted with a range of wall and base units with worktops, attractive stone tiling and inset stainless steel sink unit. Integrated appliances of Bosch electric double oven, 5 ring gas hob and extractor hood over, built in refrigerator and freezer. Access to stairs leading to lower ground floor.

Utility Room

8' 0" x 8' 1" (2.44m x 2.46m)

Fitted wall and base units with worktops and attractive stone tiling. Worcester gas combination boiler, plumbing for washing machine and access to rear yard.

Bathroom

10' 1" x 7' 7" (3.07m x 2.31m)

Fitted with a 4 piece suite of shaped bath, glazed shower cubicle with electric shower, pedestal wash basin and wc. Attractive tiling to walls and floor, ladder radiator and extractor fan.



Living And Dining Room



Kitchen



Living Room



Living And Dining Room



Living And Dining Room



Kitchen

Lower Ground Floor

'Owners' Bedroom

14' 1 into bay" x 15' 5" (4.29m x 4.7m)
Built in wardrobes and radiator.

First Floor Landing

Bedroom 4

13' 4" x 8' 0" (4.06m x 2.44m)

En-suite

WC, built in washbasin with vanity unit, shower.
Heated towel rail, extractor fan and fully tiled walls and laminate flooring.

Bedroom 5

15' 5" x 9' 2 inc en-suite" (4.7m x 2.79m)
Fitted wardrobes and drawers.

Ensuite shower room

WC, washbasin, shower cubicle. Heated towel rail,
extractor fan, fully tiled walls and laminate flooring.

Bedroom 6

15' 7" x 13' 1 in en-suite" (4.75m x 3.99m)
A good sized room with two windows, built in
wardrobes and drawers and TV point.

En-suite

WC, wash basin and shower cubicle. Heated towel rail,
fully tiled walls and laminate flooring.

Staircase to Second Floor

Built-in cupboard.

Bedroom 7

17' 0" x 15' 6" max inc en-suite (5.18m x 4.72m)
A good sized double bedroom with large window. Built-
in storage cupboards with additional access to very
useful eaves storage area.

En-suite shower room

WC, pedestal washbasin, walk in shower. Extractor fan,
wood effect flooring and fully tiled walls.



Bedroom 6



Bedroom 7



Bedroom 5



Bedroom 4



Bathroom

Outside: Small forecourt garden area to the front. Rear yard with stone and slated store. Off road parking area for 3-4 cars.

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

Council Tax: South Lakeland District Council - To be re-banded.

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.

Meet the Team

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Call **015394 44461** or request online.

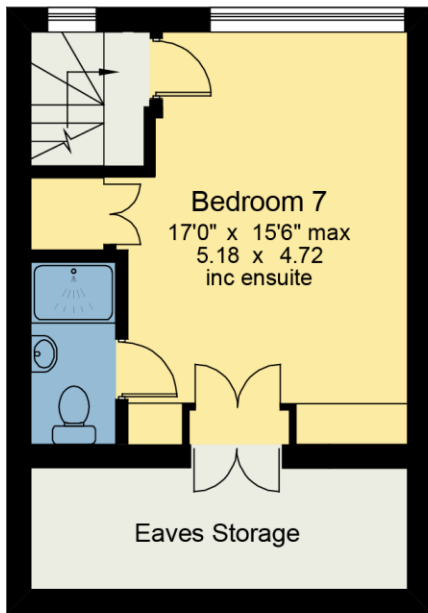


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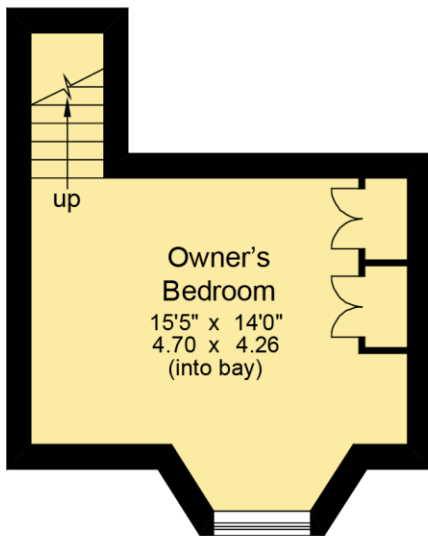


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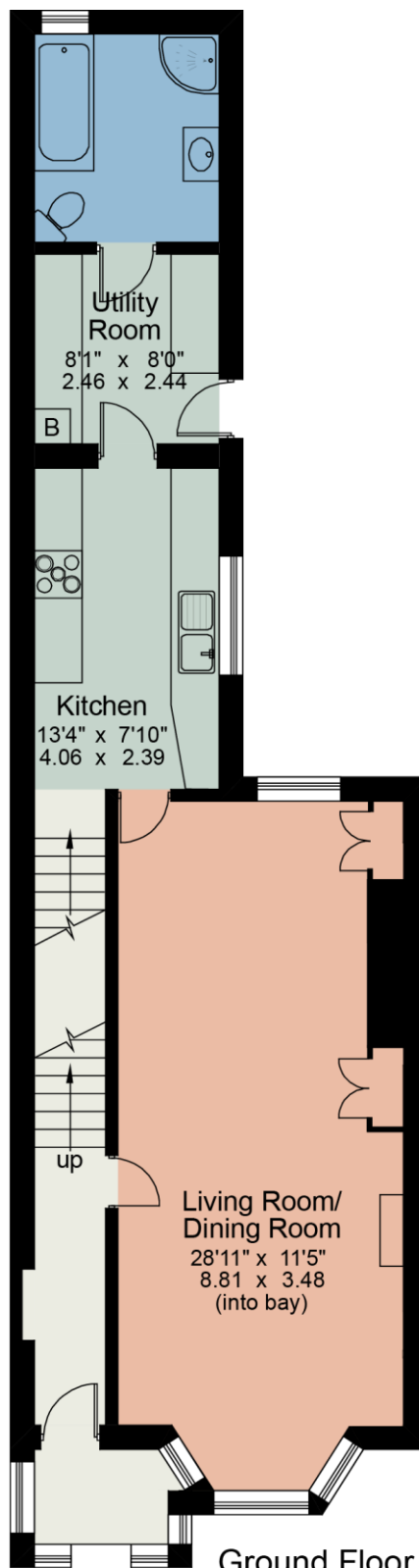
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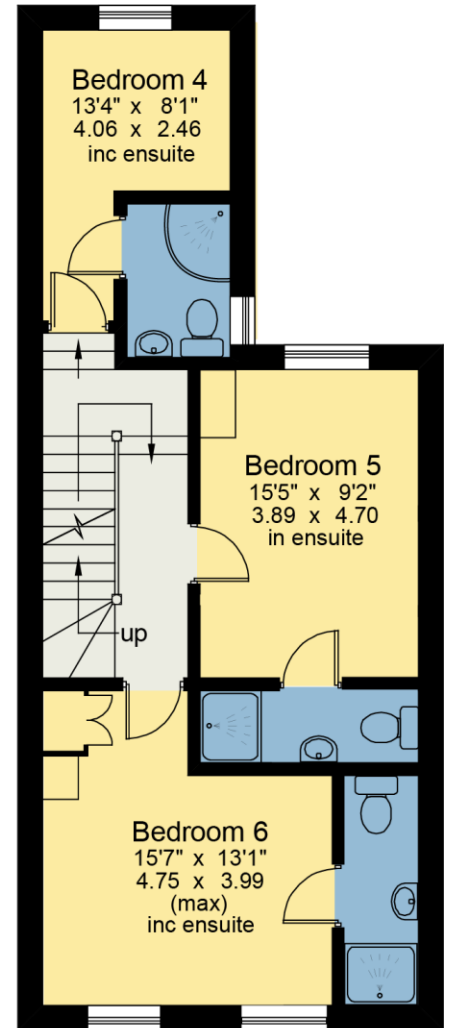
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx Gross Floor Area = 1767 Sq. Feet
= 163.80 Sq. Metres

For illustrative purposes only. Not to scale.

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