

40  
YEARS

1982 - 2022

HACKNEY  
& LEIGH



## Bowness on Windermere

£450,000

3 Meadowcroft Cottages, Meadowcroft Lane,  
Bowness on Windermere, LA23 3JE

A large 4 bedroomed mid terraced cottage forming part of a pleasant courtyard setting, tucked away within the peaceful and well regarded semi rural area of Storrs Park and yet not far from the amenities of Bowness Village and only a short walk to Lake Windermere itself.

The property is easy to manage and benefits from having a new roof in 2020, this making it ideal for residential lettings, a holiday home or for holiday lettings with the benefit of parking for 2 cars.

### Quick Overview

- 4 bedroomed cottage
- 2 reception rooms, 1 bathroom, 2 en-suites
- Semi rural location
- Good sized garden
- Views of Lake Windermere and fells
- Not far from amenities
- Good decorative order
- Permanent residence, 2nd home or holiday let
- Parking for 2 cars

\* Superfast broadband speed 38Mbps available



4



3



2



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5864



Living Room



Kitchen



Kitchen



Bedroom 1

**Description:** A traditional mid terraced cottage set in a quiet cul-de-sac. The cottage provides 4 bedroomed (2 en-suite) accommodation together with living room, kitchen, dining room and bathroom. The property also benefits from having parking for 2 cars and views of Lake Windermere and the fells beyond from some of the rooms.

On the ground floor the property comprises of entrance hall with traditional bell, dining room and living room with wood burner and original stone lintel above and inset cupboard and has a pleasant outlook over the rear garden and to the fells. The kitchen has wall and base units, Belfast sink and is well equipped with all the modern appliances including, inset Hotpoint electric oven and Belling induction hob with extractor fan over and inset Bosch dishwasher. There are lots of original features within the rooms including lintel features within the walls and original stone flooring in the kitchen.

Bifold doors from the kitchen lead to the rear garden. On the first and second floor the bedrooms also have original beams and bedrooms 1 & 2 have original fireplaces adding to the character of this property. From Bedrooms 2 and 3 there are lovely views of Lake Windermere and the fells beyond one being Claife Heights and 2 of the bedrooms benefit from having en-suites. There is also a newly fitted (October 2022) modern family bathroom with WC, washbasin and vanity unit and bath with Bristan modern thermostatic power shower over. There is also an original Georgian cupboard which houses the immersion heater. On the lower ground floor is a cellar useful for storage and houses the Ideal Classic boiler.

**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 courtyard setting yet is within minutes walking distance of the amenities of the popular Windermere Marina development including the restaurant and Lake Windermere.

From Bowness take the A592 towards Newby Bridge and after passing the ferry turning second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development where No.3 can be found in the courtyard on the left hand side.

**Accommodation:** (with approximate measurements)

Entrance Porch

Entrance Hall

Living Room 14' 9" x 14' 0" (4.5m x 4.27m)

Kitchen 15' 1" x 6' 2" (4.6m x 1.88m)



**Dining Room** 14' 10" x 10' 0" (4.52m x 3.05m)

**Stairs from ground floor lead to first floor:**

**Bedroom 1** 15' 5" x 14' 10" (4.7m x 4.52m)

**Bedroom 2** 14' 9" x 10' 9" (4.5m x 3.28m)

**Ensuite**

**Stairs from first floor lead to second floor:**

**Bedroom 3** 16' 7" x 10' 4 max" (5.05m x 3.15m)

**En-suite**

**Bedroom 4** 14' 0" x 12' 6 max" (4.27m x 3.81m)

**Cellar** 11' 9" x 8' 7" (3.58m x 2.62m)

**Outside:** To the front of the property there is parking for 2 cars and to the rear of the property there is a large garden with alfresco dining area and with various shrubs, plants, trees and lawned areas. There is a home office at the bottom of the garden with views of Lake Windermere and the fells and it also has electric, is insulated and has double glazed windows and has internet connection, ideal to escape to.

**Home office** 11' 10" x 8' 6" (3.61m x 2.59m)

**Services:** Mains water, electricity and drainage. Gas fired central heating to the radiators and double glazed windows.

**Council Tax:** South Lakeland District Council - Band D.

**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.

**What3Words:**

<https://what3words.com/hindering.usual.nozzle>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 19th October 2022 - not verified.



Bedroom 2



Bedroom 3



Bathroom



View

# 3 Meadowcroft Cottages, Meadowcroft Lane, Windermere, LA23

Approximate Area = 1746 sq ft / 162 sq m

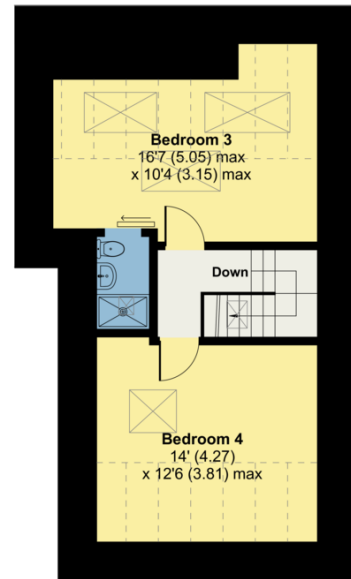
Limited Use Area(s) = 164 sq ft / 15 sq m

Total = 1910 sq ft / 177 sq m

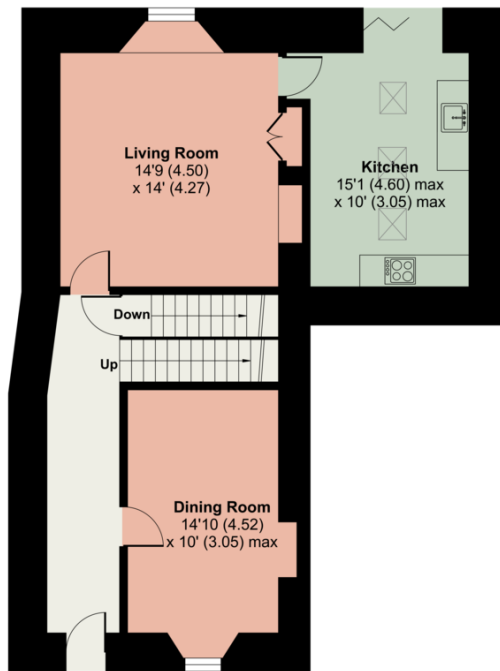
For identification only - Not to scale



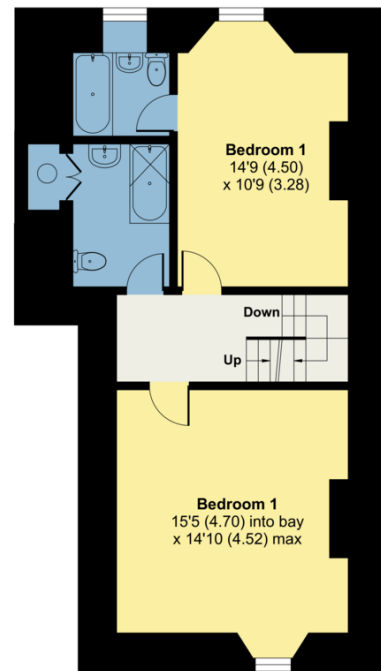
Denotes restricted  
head height



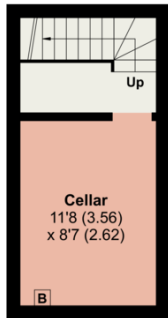
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER  
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hackney & Leigh. REF: 912132

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 27/10/2022.

Request a Viewing Online or Call 015394 44461