



# Windermere

**£299,950**

Steps Cottage, Lake Road, Windermere, Cumbria, LA23 2JD

A fantastically located traditional holiday cottage set mid way between Windermere & Bowness. Offering 2 good sized bedrooms, large living room, kitchen and shower room. It is hoped that the property will be sold as a going concern with the furniture and fittings included in the sale price and the forward bookings.

Outside is a pleasant seating area and lawned garden plus the added bonus of a private off road parking space.

## Quick Overview

2 Bedroomed detached cottage  
1 reception room and shower room

Central location

Outside seating area

For sale as a going concern

Close to all amenities

Good decorative order

Ideal 2nd home or holiday let

Parking for 1 car

Superfast Broadband speed 80mpbs available\*



2



1



1



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5876



Living Room



Living Room



Kitchen



Kitchen

### Description:

Steps Cottage is a quaint two bedroomed detached cottage currently used for holiday letting. Located close to both the villages of Bowness On Windermere and Windermere and all the amenities they have to offer. The property is well equipped and in good decorative order and comprises of sitting room with wood burning stove, kitchen, shower room and 2 bedrooms, double glazed windows and gas central heating. Outside is a patio seating area and parking for 1 car. It is hoped that the property will be sold as a going concern with the furniture and fittings included in the sale price and the forward bookings.

### Location:

Located conveniently mid way between Bowness and Windermere. From Windermere proceed on the New Road continuing as Lake Road towards Bowness, upon reaching the Pelican crossing the property can be found on the right hand side.

### Accommodation (with approximate measurements)

Lakeland stone steps lead to

#### Kitchen

13' 0" x 7' 0" (3.96m x 2.13m)

#### Sitting Room

13' 0" x 12' 1" (3.96m x 3.68m)

#### Inner Hall/Study Area

#### Bedroom 1

13' 5" x 11' 6" (4.09m x 3.51m)

#### Shower Room

Stairs to lower ground floor

#### Bedroom 2

13' 8" x 11' 5" (4.17m x 3.48m)

### Outside:

To the front and side of the property is a seating area and the side seating area leads to a garden with lawn. Shared tarmac driveway with Mylnebeck Lodge. Private parking for 1 car.

**Property Information:**

**Services:**

Mains gas, electric, water and drainage. Gas fired central heating.

**Business Rates:**

Rateable value of £3,900 with the amount payable of £1,911 for 2022/2023. Small business rates relief may apply.

**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/winemaker.products.threading>

**Notes:**

\*Checked on <https://checker.ofcom.org.uk> 17th November 2022 - not verified.



Bedroom 1



Bedroom 2



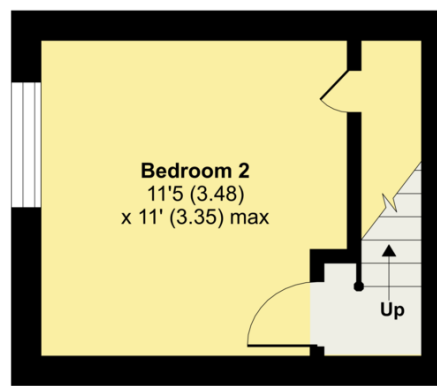
Bedroom 2



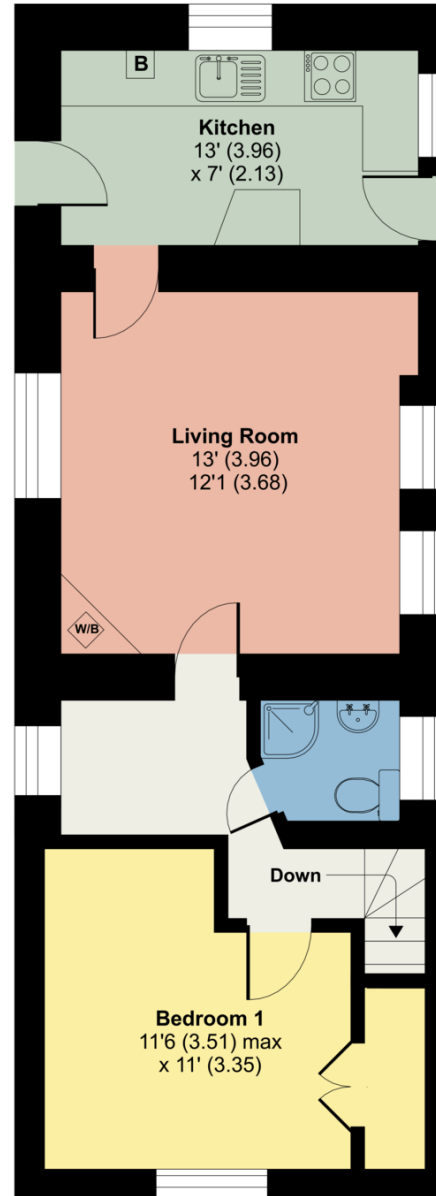
# Steps Cottage, Lake Road, Windermere, LA23

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2022. Produced for Hackney & Leigh. REF: 922637

A thought from the owners...'We have loved owning Steps Cottage and had many wonderful family holidays and created rich memories over the past 14 years and been delighted that so many others have enjoyed it too.'

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