

40  
YEARS

1982 - 2022

HACKNEY  
& LEIGH



## Bowness On Windermere

£350,000

Squirrel Bank Cottage, Ferry View, Bowness On Windermere, Windermere, Cumbria, LA23 3JB

A charming detached 1 bedroomed property currently used as a successful holiday let with small garden, parking and hot tub, which would make an excellent lock it and leave holiday home or holiday let.

### Quick Overview

1 Bedroomed Detached Cottage

1 Open Plan Living/Dining Room

Close to Bowness

Garden

No Chain

Off Road Parking

Al Fresco Dining

Holiday Let

Attic Storage

Superfast Broadband speed of 80mbps available\*



1



1



1



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5881



Living Room



Kitchen



Kitchen



Bedroom

## Description

Once part of Squirrel Bank it was separated in 2016 to be a separate letting property. Planning permission was granted for a second home or holiday use only.

The current owners have updated the property and have created a stylish and very successful holiday let property with open plan living room and kitchen, double bedroom and bathroom.

The property has double glazed windows in the living accommodation and gas fired central heating. The attic provides useful storage and perhaps the opportunity for further development (subject to the necessary permissions) with Worcester Bosch combi boiler and plumbing for washing machine.

The furniture and contents are available by separate negotiation.

Outside is a gravelled parking area, small manageable garden and covered hot tub and decking area.

Accommodation: (with approximate measurements)

Hallway

Open Plan Living Area

14' 3" x 9' 4" (4.34m x 2.84m)

Kitchen:

9' 6" x 5' 8" (2.9m x 1.73m)

Bedroom:

15' 10" x 8' 5" (4.83m x 2.57m)

Bathroom

Attic Storage:

19' 2" x 17' 0" (5.84m x 5.18m) limited headroom to parts

Store

### Outside

To the front of the cottage there is a small seating area and following the pathway around the property, up the steps you pass a lawned area and arrive at the covered decking. Complete with a hot tub and the space for al fresco dining to make the most out of the summer months. The off road parking is located on the other side of the property.

### Services:

Mains gas, water and electricity. Gas fired central heating, double glazed windows in living area.

### Tenure:

Freehold.

### Business rates:

South Lakeland District Council - Rateable value of £2,900 with the amount payable of £1,447,10 for 2022/23. Small business relief may apply depending on circumstances.

### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

### What3Words:

<https://what3words.com/perusing.payer.parties>



Bedroom



Bathroom



Hall Way



Al Fresco Dining Area

# Squirrel Bank Cottage, Ferry View, Cumbria, Bowness-on-Windermere, LA23

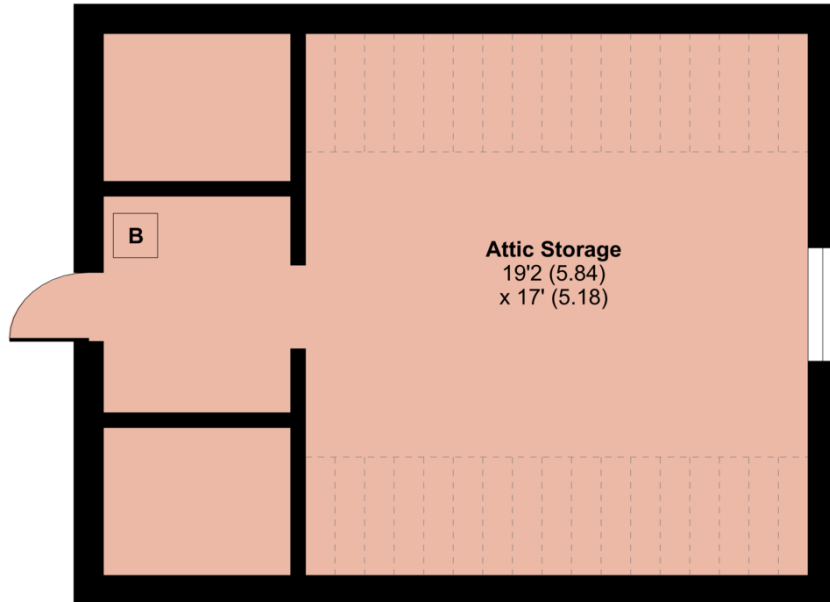
Approximate Area = 723 sq ft / 67.1 sq m

Limited Use Area(s) = 136 sq ft / 12.6 sq m

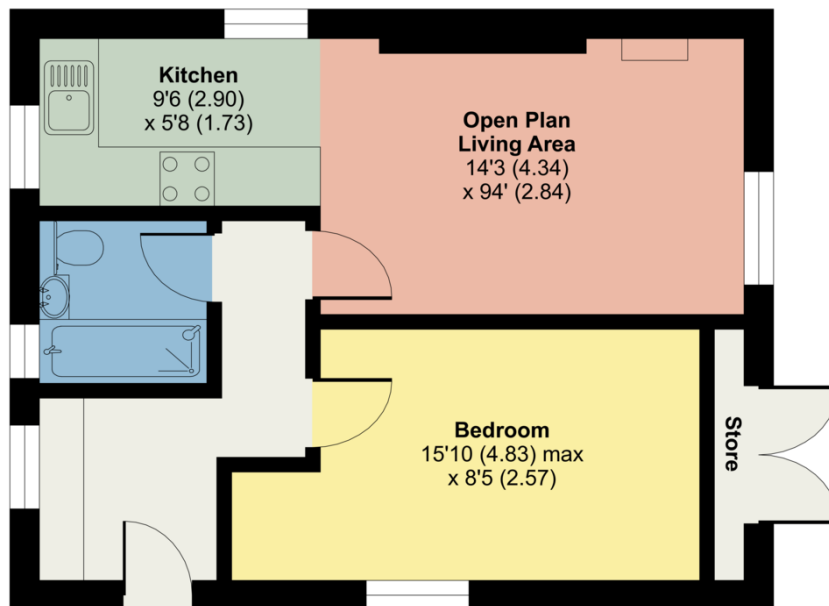
Outbuilding = 8 sq ft / 0.7 sq m

Total = 867 sq ft / 80.5 sq m

For identification only - Not to scale



ATTIC AREA



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Hackney & Leigh. REF: 923638

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