



Pippin Cottage, 16 Birch Street, Windermere
Asking Price £435,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

A deceptively spacious, traditional Lakeland stone built mid terrace cottage located within the heart of popular Lakeland village of Windermere yet pleasantly tucked away just a one minute walk from the many amenities available including shops, restaurants, bars and public transport services.

The beautifully presented accommodation briefly comprises of an entrance hall, sitting room and dining kitchen with seating area to the ground floor, second sitting room/snug to the lower ground floor, one double bedroom, bathroom and a shower room to the first floor and a further two double bedrooms to the second floor. The property benefits from double glazing to all but the lower ground floor and dormer and has gas central heating throughout.

Outside offers an enclosed patio garden with a utility outhouse and off road parking to the front.

This charming property has been operating as a successful holiday let and is offered for sale with no upper chain.

ENTRANCE HALL

14' 11" x 2' 11" (4.57m x 0.89m)
Double glazed door, two radiators.

SITTING ROOM

11' 5" x 10' 4" (3.50m x 3.17m)
Double glazed window, radiator, fireplace, two alcove cupboards.

DINING KITCHEN

12' 11" x 10' 10" (3.96m x 3.32m)
Double glazed window, radiator, excellent range of base and wall units, stainless steel sink, integrated dishwasher and fridge with freezer compartment, range cooker with five ring gas hob, two ovens and a grill, extractor/filter, tiled splashbacks, pelmet lights, recessed spotlights.

SEATING AREA

7' 5" x 6' 3" (2.28m x 1.92m)
Double glazed door and window.

LOWER GROUND FLOOR

SECOND SITTING ROOM/SNUG

13' 11" x 13' 0" (4.25m x 3.97m)
Single glazed window, radiator, recessed spotlights, understairs cupboard.





FIRST FLOOR LANDING

Radiator, dado rail.

BEDROOM

13' 2" x 11' 4" (4.02m x 3.46m)

Double glazed window, radiator.

BATHROOM

8' 4" x 5' 5" (2.56m x 1.67m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. with concealed cistern, two wash hand basins to vanity and bath, tiled walls, tiled floor, extractor fan, shaver point, recessed spotlights.

SHOWER ROOM

8' 5" x 5' 1" (2.58m x 1.57m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and shower cubicle with thermostatic shower, tiled walls, tiled floor, extractor fan, recessed spotlights.

SECOND FLOOR LANDING

BEDROOM

13' 1" x 11' 3" (3.99m x 3.44m)

Feature single glazed dormer window, radiator, built in wardrobe, exposed beams.

BEDROOM

13' 0" x 10' 11" (3.98m x 3.35m)

Double glazed roof light, radiator, exposed beams.

OUTSIDE

There is an enclosed patio garden with a utility outhouse and off road parking to the front. There is an additional piece of land to the rear of the patio that the current owners also use for parking.

UTILITY/OUTHOUSE

7' 3" x 2' 8" (2.21m x 0.82m)

Plumbing for a washing machine, gas central heating boiler, outside tap, light and power.

COUNCIL TAX BANDING

Currently Band deleted as operating as a holiday let, was previously a Band D - as per the Valuation Office website.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.





Important Notice

Lower Ground Floor**Ground Floor****First Floor****Second Floor**

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DIRECTIONS

From our Windermere office turn left in to Birch Street (just after the Post Office) and Pippin Cottage can be found on the right hand side at the end of the street.

WHAT3WORDS

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