



Bowness On Windermere

£425,000

Mylnebeck Cottage, Lake Road, Bowness On Windermere, LA23 2JD

A much larger than average, 3 bedroomed end of terrace house with pleasant gardens and ample driveway parking in a fantastic central location mid way between Windermere and Bowness yet tucked away allowing for peace and quiet. Now in need of some modernisation this house could be an ideal family home, additional residence or holiday let.

Quick Overview

- 3 Bedroomed end terraced house
- 2 reception rooms and 1 bathroom
- Convenient central location
- Garden and patio seating area
- No chain
- Close to local schools, transport links and village amenities
- In need of upgrading
- Family home, 2nd home or holiday let if so desired
- Timber garage and driveway parking
- *Superfast broadband speed of 80Mbps



3



1



2



D



Superfast
Broadband



Garage &
Driveway Parking

Property Reference: W5908



Dining Kitchen



Living Room



Utility Room



Sitting Room

Description A rather large 3 bedroomed end of terraced house situated in a fantastic location set on a good sized plot with gardens, driveway parking and timber garage and all within walking distance of both Bowness and Windermere villages.

The potential of this property is undeniable with generous room sizes and some fantastic original features including Lakeland stone flooring to entrance hall and utility and Lakeland slate fireplace in the sitting room. To the ground floor there is an entrance hall with a large storage room and a separate WC, dining kitchen with access to the gravelled outside area, separate utility room and living room. To the first floor is the additional reception room with porch and access to the front garden and to the second floor are the 3 bedrooms all with pleasant aspects, bedrooms 1 and 3 benefit from built in wardrobes, and the 4 piece house bathroom.

Outside there is a pleasant lawned garden with patio seating area and well established plants and shrubs plus private tarmacked driveway and a timber garage for those all important gardening tools.

Location A fabulous central location mid way between Bowness and Windermere villages with the local schools, shops and transport links close by.

From Windermere proceed on the New Road continuing as Lake Road towards Bowness, upon reaching the Pelican crossing continue for a short while and the entrance for Mylnebeck Cottage can be found directly opposite the Police Station.

Accommodation (with approximate measurements)

Ground Floor

Entrance Hall

WC

Store 11' 7" x 7' 11" (3.53m x 2.41m)

Dining Kitchen 14' 9" x 13' 4" (4.5m x 4.06m)

Utility 16' 8" x 12' 4" max (5.08m x 3.76m)

Living Room 16' 6" into bay x 14' 9" (5.03m x 4.5m)

Stairs to First Floor

Landing Large cupboard housing gas central heating boiler.

Sitting Room 13' 10" x 10' 10" (4.22m x 3.3m)

Stairs to Second Floor

Bedroom 1 15' 10" into robes x 15' 1" max (4.83m x 4.6m)

Bedroom 2 15' 10" into bay x 15' 2" (4.83m x 4.62m)

Bedroom 3 13' 9" x 10' 4" max (4.19m x 3.15m)

Bathroom

Garage 15' 6" x 9' 5" (4.72m x 2.87m)

Property Information:

Services Mains gas, electricity, water and drainage. Gas central heating to radiators.

Tenure Freehold. Vacant possession upon completion.

Council Tax South Lakeland District Council - Band F

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words

<https://what3words.com/riverbed.sunset.piglet>



Bedroom 1



Bedroom 2



Patio Seating Area



Garden

Mylnebeck Cottage, Lake Road, Windermere, LA23

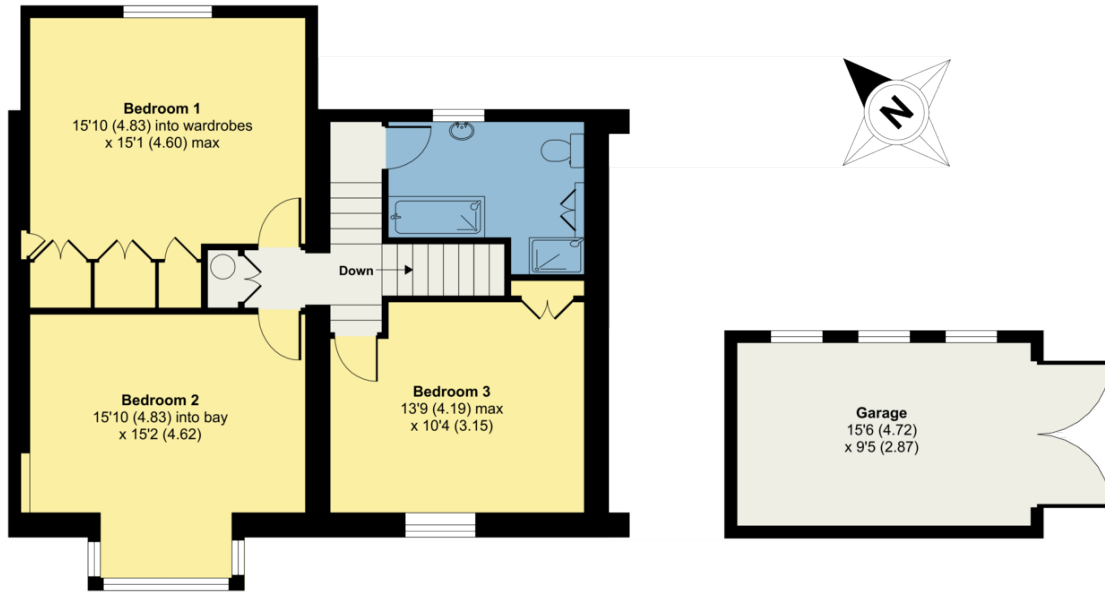
Approximate Area = 1967 sq ft / 182.7 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

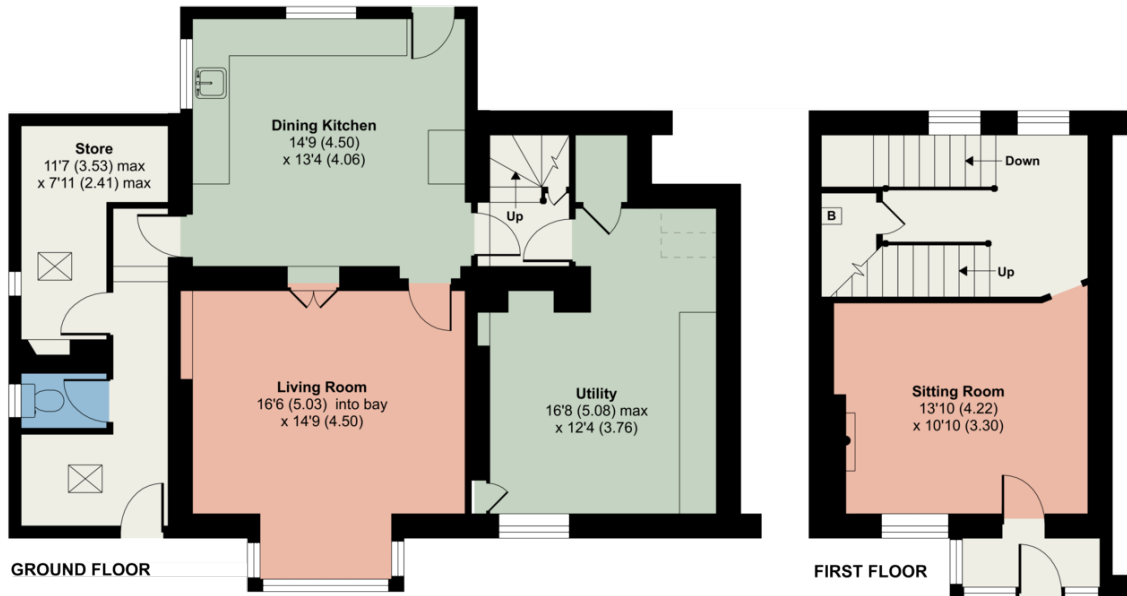
Garage = 160 sq ft / 14.9 sq m

Total = 2135 sq ft / 198.3 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom 2023. Produced for Hackney & Leigh. REF: 955474

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