



## Bowness On Windermere

£327,750

Treales Cottage, 9 South Terrace, Bowness On Windermere, LA23 3BH

This traditional Lakeland cottage is a holiday let investors dream. Located right in the centre of the bustling tourist village of Bowness with everything you could need right on your doorstep and with the added benefit of permit parking right outside your door and a private rear yard.

### Quick Overview

2 Bedroomed traditional Lakeland cottage

2 Reception rooms and 1 shower room

Central location

Private rear yard

Currently used as a holiday let

Close to all local amenities

In good, neat order

Perfect for a home, holiday home or investment

Permit Parking

\*Superfast broadband speed of 60Mbps



2



1



2



D



Superfast  
Broadband



On Road Permit  
Parking

Property Reference: W5929





Dining Room



Living Room



Kitchen



Utility

#### Location:

South Terrace is a short residential cul de sac almost opposite the Royalty Cinema the property is close to all amenities yet set in a quiet cul de sac location towards the top of Bowness village and only a 5 - 10 minute stroll to Bowness Bay with all the delights of the Lake.

From Windermere Village travel towards Bowness on New Road, which continues on as Lake Road and on entering the village South Terrace is a short way down the hill on the left, immediately after Rastelli's Pizzeria. Treales Cottage (No.9) is a short way along on the left, set back from the main thoroughfare and with the benefit of residents on street parking.

#### Description:

Fantastically located this well presented 2 bedroomed cottage offers everything one could need for a holiday let, second home or indeed home being ready to move in to right away.

To the ground floor there is a spacious entrance hall, 2 good sized reception rooms, kitchen, utility and WC and access to the private, enclosed rear yard. To the first floor are 2 bedrooms and a 3 piece modern shower room. Currently utilised as a holiday let the cottage can be sold as a going concern if so desired.

#### Accommodation (with approximate measurements)

##### Entrance hall

##### Living Room

12' 0" x 9' 3" (3.66m x 2.82m)

##### Dining Room

13' 0" x 12' 2" (3.96m x 3.71m)

##### Kitchen

9' 3" x 6' 10" (2.82m x 2.08m)

##### Utility

7' 4" x 6' 6" (2.24m x 1.98m)

##### Separate WC



## Staircase to First Floor

### Bedroom 1

12' 10" x 12' 0" (3.91m x 3.66m)

### Bedroom 2

12' 0" x 7' 5" (3.66m x 2.26m)

### Shower Room

### Property Information:

#### Services

Mains gas, water and electricity. Gas fired central heating to radiators. UPVc double glazed windows.

#### Tenure

Freehold. Vacant possession upon completion.

#### Business Rates

Westmorland and Furness Council - Rateable value of £2,400 with the amount payable of £1,197.60 for 2023/24. Small business relief may apply depending on circumstances.

#### 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/resting.snake.basics>



Bedroom 1



Bedroom 2



Shower Room



Enclosed Private Yard

# Treales Cottage, 9 South Terrace, Bowness-on-Windermere, LA23

Approximate Area = 893 sq ft / 82.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 967691

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