



Bowness-on-Windermere

£430,000

2 Queens Square, Bowness-on-Windermere, Cumbria, LA23 3BY

A delightful spacious 3 bedroom, 3 bathroom traditional mid terraced Lakeland cottage situated in the original 'Old Bowness' close to all village amenities and being only a short walk from Lake Windermere. This property is in a fantastic central location and is currently a successful holiday let.

Quick Overview

- 3 Bedroomed mid terraced Lakeland cottage
- 1 reception and 3 bath/shower rooms
- Great central location
- Rear patio area
- No chain
- Close to amenities and transport
- Well presented
- Currently a holiday let, but ideal 2nd home or permanent residence
- On road parking
- *Superfast Broadband speed of 80mbps available



3



3



1



D



Superfast
Broadband



On Road
Parking

Property Reference: W5971



Open plan living room/kitchen



Open plan living room/kitchen



Open plan living room/kitchen



Open plan living room/kitchen

Description: A traditional stone built Lakeland cottage with whitened roughcast elevations under a slated roof. The accommodation briefly comprises on the ground floor of large open plan living room with dining kitchen, the living room has a wood burning stove with attractive stone surround and slate hearth and the kitchen has Inset Stoves Newhome electric oven and hob with extractor over, the modern bathroom has WC, pedestal washbasin and bath with Mira shower over, also on this floor is a utility area. On the first floor are 2 bedrooms (1 en-suite with shower) with bedroom 2 having views to the fells and on the second floor is a large bedroom with en-suite with shower, also having views to the Lakeland fells. The cottage blends traditional features and exposed beams with modern fittings, creating a quaint well presented cottage. Outside to the rear is a small patio seating area great for enjoying those summer evenings. The property is currently a successful holiday let.

Location: Conveniently situated within the centre of the popular tourist resort of Bowness On Windermere having a variety of amenities including shops and restaurants and of course Lake Windermere being two minutes walk away. From Windermere proceed towards Bowness along Lake Road. Upon reaching Crag Brow turn right at the mini roundabout at the bottom of the hill and then first left. 2 Queens Square can be found on the right next to 'Jo Browns'

Accommodation: (with approximate measurements)

Entrance porch

Open plan living room/kitchen

21' 10" max x 14' 10" max (6.65m x 4.52m)

Utility room

Door leads from the utility room to the rear patio.

Bathroom

Stairs from the open plan living room lead to the first floor

Bedroom 2

11' 9" x 9' 8" max (3.58m x 2.95m)

En-suite

Bedroom 3

14' 9 max" x 9' 5" (4.52m x 2.87m)

Stairs from the first floor lead to the second floor

Bedroom 1

17' 7" max x 14' 8" max inc stairs & en-suite (5.36m x 4.47m)

En-suite

Property Information:

Outside:

To the rear of the property is a paved patio area ideal for sitting out on these nice summer evenings.

Services:

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

Business Rates:

Rateable Value of £3,350 with the amount payable of £1,641.50 for 2023/024. Small business rates relief may be available, more information on this can be obtained from Westmorland and Furness Council.

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/dispenser.traps.decks>

Notes:

*Checked on <https://checker.ofcom.org.uk> 4th July 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



View

2 Queens Square, Bowness-on-Windermere, LA23

Approximate Area = 968 sq ft / 89.9 sq m

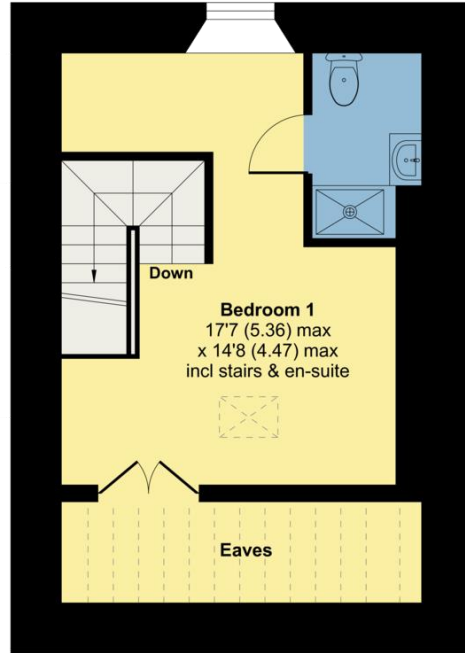
Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 1035 sq ft / 96.1 sq m

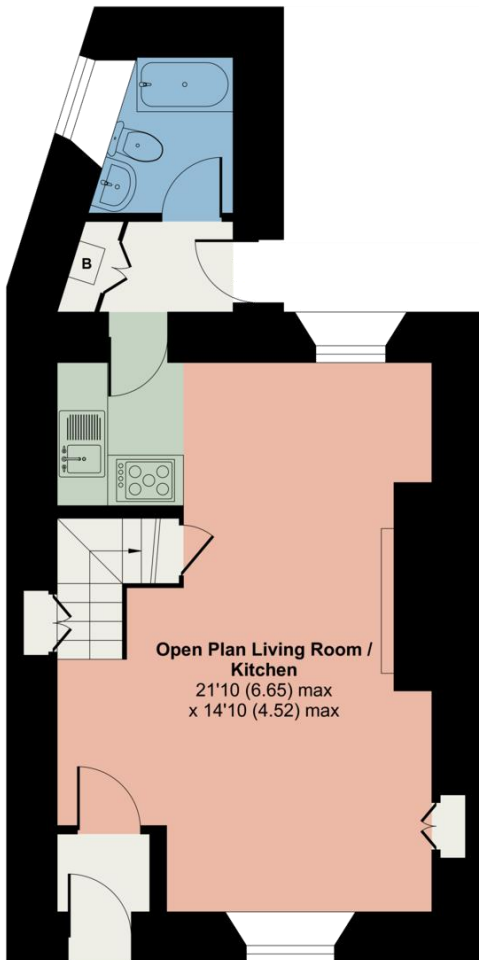
For identification only - Not to scale



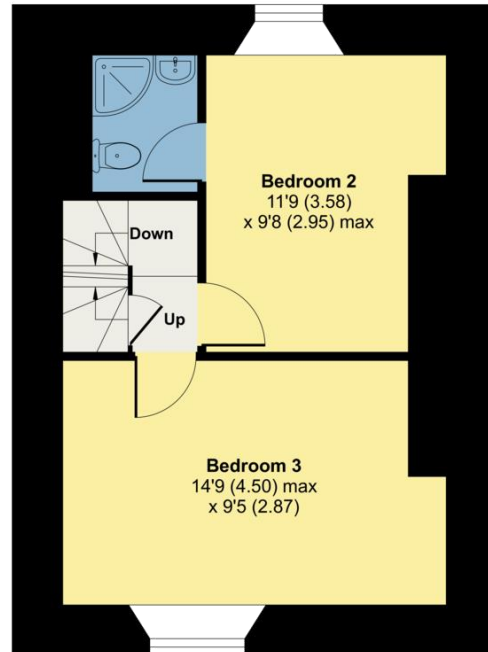
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1001237

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/07/2023.

Request a Viewing Online or Call 015394 44461