



## Willow Cottage, Biskey Howe Road, Windermere

Offers in Region of £550,000



## Willow Cottage, Biskey Howe Road

Windermere, Windermere

An exciting opportunity to purchase Willow Cottage centrally located within Bowness-on-Windermere convenient for access to the many amenities available within the popular Lakeland village including shops, cafes, restaurants and bars together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services. The location offers easy access to the rest of the Lake District National Park and road links to the M6.

The beautifully presented accommodation, which is laid to four floors, briefly comprises recently installed excellent open plan kitchen, dining and living space to the ground floor with a woodburning stove. The ground floor offers a porch, entrance hall, guest lounge with original feature decorative range fireplace, delightful boot room/reading area and a bedroom with en suite shower room. There is a bedroom with en suite shower room, a generous bathroom, cloakroom and store on the first floor and the second floor offers two further bedrooms, with one having an en suite shower room. The property benefits from double glazing to the most part and gas central heating and is offered for sale with no upper chain.

Outside there is a small walled area to the front and enclosed patio garden at the rear. On street parking applies.

- End terrace house
- Excellent kitchen, dining and living space
- Guest lounge
- Boot room/reading area and store
- Four bedrooms
- Bathroom, three en suite shower rooms and cloakroom
- Enclosed patio garden
- Central location in popular Lakeland village
- No upper chain
- Holiday let business investment or main residential home

From Windermere Village proceed down Lake Road in to Bowness-on-Windermere. After passing the Elim Bank Hotel on the left, take the next left turn in to Biskey Howe Road to find Willow Cottage clearly marked on the right. WHAT3 WORDS: diamonds.baseballs.sourcing

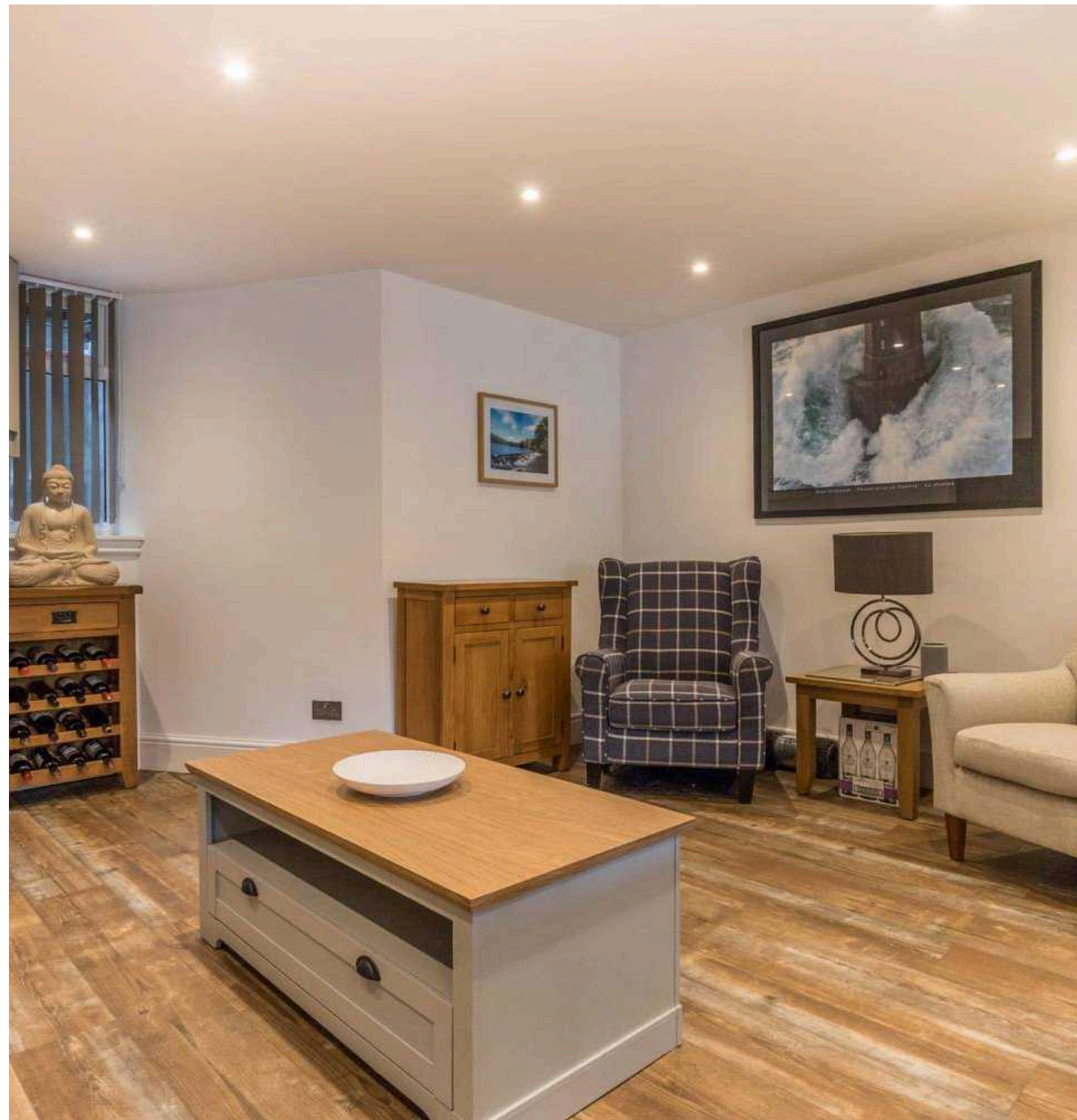
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





## LOWER GROUND FLOOR

### KITCHEN, DINING AND LIVING SPACE

33' 11" x 14' 4" (10.33m x 4.36m)

Double glazed door to patio, three double glazed windows, three radiators, woodburning stove to feature fireplace, excellent range of base and wall units, stainless steel sink, built in oven, electric hob with glass splashback and extractor hood over, integrated fridge, freezer and dishwasher, panelled splashbacks, recessed spotlights.

### GROUND FLOOR

#### PORCH

3' 3" x 3' 0" (0.98m x 0.92m)

Oak door with lead glass window panel.

#### ENTRANCE HALL

Radiator, fitted shelving and coat hooks to recess.

#### GUEST LOUNGE

13' 7" x 12' 0" (4.14m x 3.66m)

Double glazed window with window seat, radiator, original decorative cooking range fireplace, built in cupboards with one housing gas central heating boiler, dado rail.

#### BOOT ROOM/READING AREA

7' 3" x 6' 9" (2.22m x 2.05m)

Double glazed window, radiator, excellent range of base units, built in washer dryer, fitted storage bench, partial tongue and groove paneling to walls, fitted coat hooks.

#### BEDROOM

14' 4" x 11' 1" (4.36m x 3.37m)

Double glazed bay window, radiator, feature alcove, cornice, dado rail.

#### EN SUITE

7' 10" x 2' 11" (2.40m x 0.89m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with thermostatic shower fitment, fitted mirror with lighting and shaver point, recessed spotlights, partial panelling to walls, fitted glass shelf.

## FIRST FLOOR

### LANDING



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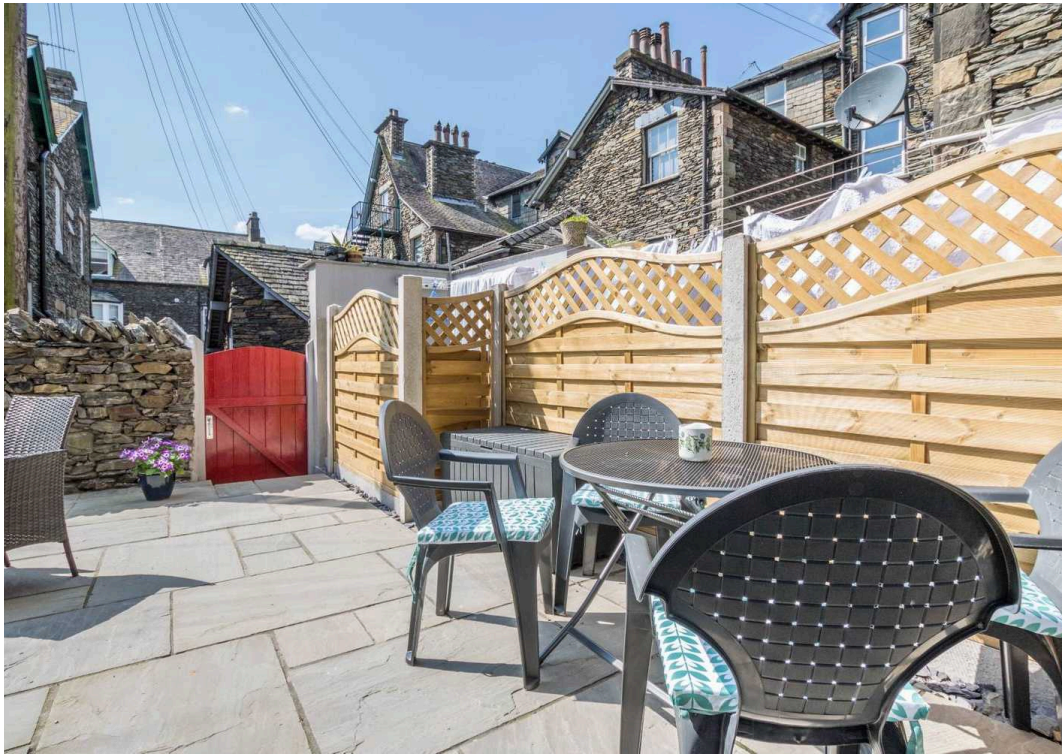
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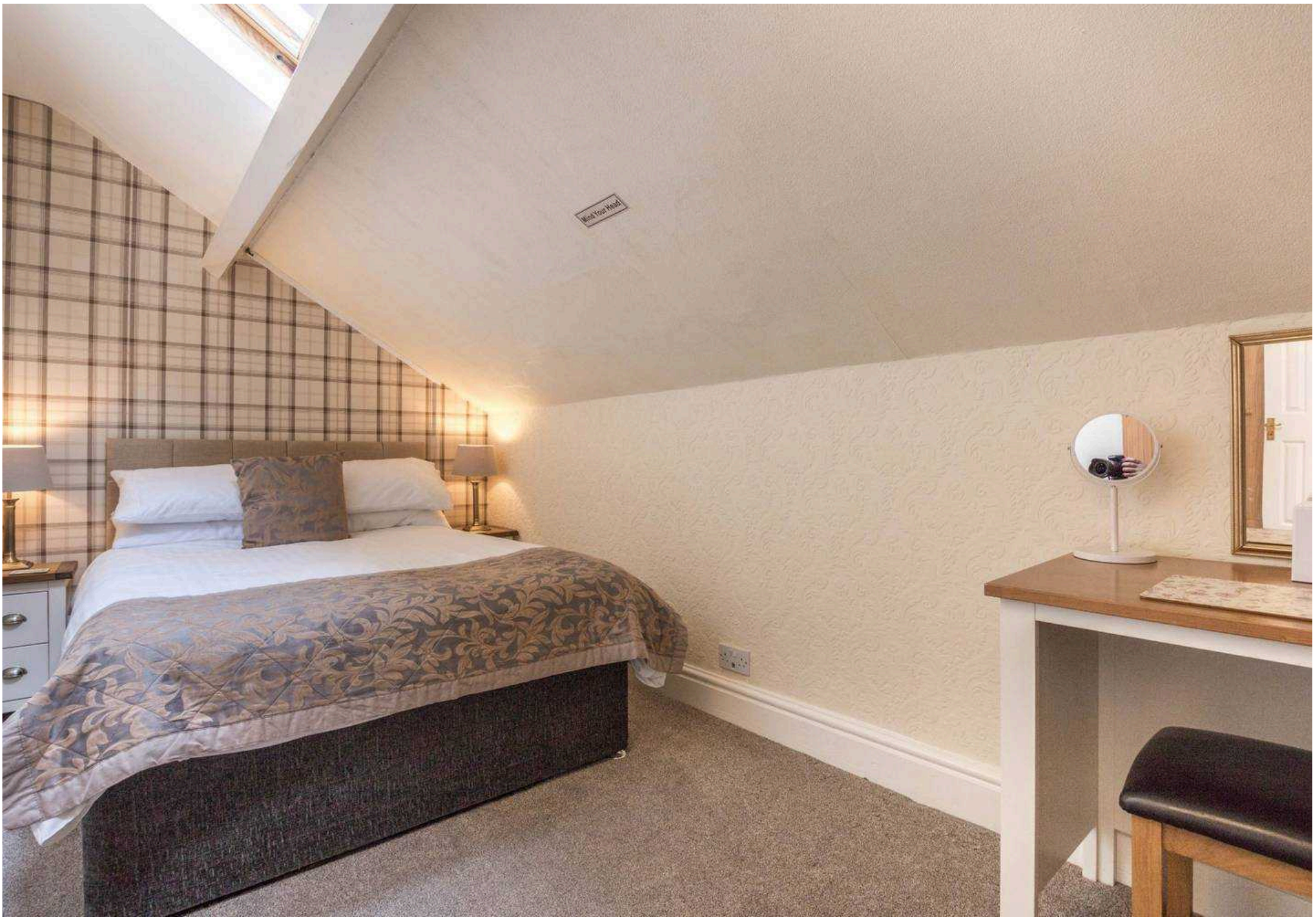
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### LANDING









## THW Estate Agents

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