



# Windermere

**£508,000**

2 Priory Grange, Windermere, Cumbria, LA23 1BF

This well presented 2 bedroomed bungalow is set in a small quiet private cul-de-sac development and comprises of living room, kitchen and bathroom with landscaped gardens to the front and rear and a garage. The property lies just outside of Windermere village but is still in walking distance of the amenities it has to offer.

## Quick Overview

- 2 bedroomed detached bungalow
- 1 reception room and 2 bathrooms (1 en-suite)
- Peaceful location
- Landscaped gardens
- For sale as a going concern holiday let
- Close to amenities
- In good decorative order
- Currently a successful holiday let
- Garage & Off Road Parking
- \*Superfast fibre broadband available



2



2



1



D



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W6059





Rear garden



Living room



Living room



Kitchen

**Location:** From Windermere proceed towards Ambleside on the A591 for approximately 1/2 mile. Before reaching the roundabout at Cooks House turn left into Priory Grange. Turn first left upon entering the development where number 2 can be found on the left hand side.

**Property Overview:** Priory Grange is a small development just off the Ambleside Road leading out of Windermere but yet still in walking distance of the amenities. The property is set in easily maintained landscaped grounds and briefly comprises of entrance porch, hallway with useful storage cupboard, living room which is dual aspect and has patio doors which open out into the rear garden, kitchen with appliances of Integrated Zanussi double oven and Cooke and Lewis induction hob with extractor over, built in Beko dishwasher and built in fridge and space for washing machine. The bathroom consists of WC, pedestal washbasin and bath with Mira shower over. The property has the added benefit of having a garage with electric and housing the Worcester gas boiler and driveway parking for 1 vehicle, together with pleasant gardens to three sides.

**Accommodation:** (with approximate measurements)

**Entrance Porch**

**Hallway**

**L shaped Living Room**

15' 4" x 12' 0" (4.67m x 3.66m) plus 9' 10" x 9' 0" (3m x 2.74m)

**Kitchen**

15' 6" x 7' 10" (4.72m x 2.39m) extending to 9'6"

**Bedroom 1**

13' 0" max into wardrobe x 10' 10" (3.96m x 3.3m)

**En-suite**

**Bedroom 2**

12' 0" max into wardrobe 11' 4" max (3.66m x 3.45m)

**Bathroom**

**Property Information:**

**Outside:** Gardens surround the property with paved seating area and various trees, shrubs and bushes.

**Garage:**  
16' 10" x 8' 10" (5.13m x 2.69m)

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating, double glazed windows.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band F.

**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:** //deflation.appetite.regulates

**Notes:** \*Checked on <https://www.openreach.com/> 8th March 2024 - not verified.



Living room



Bedroom 1



Bedroom 2



OS Plan

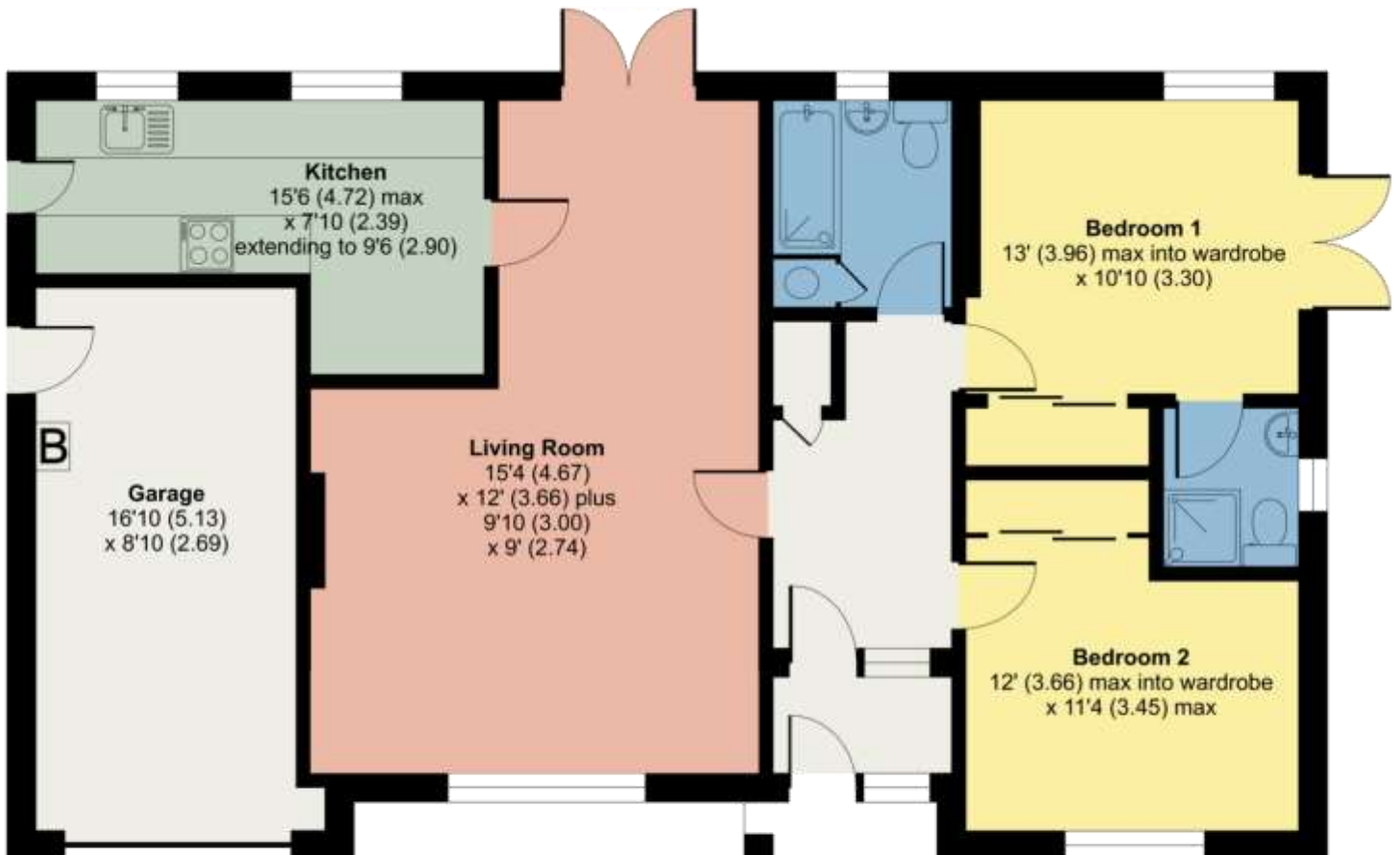
## 2, Priory Grange, Windermere, LA23

Approximate Area = 839 sq ft / 77.9 sq m

Garage = 153 sq ft / 14.3 sq m

Total = 992 sq ft / 92.2 sq m

For identification only - Not to scale



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 12/03/2024.