



## Windermere

£290,000

Steps Cottage, Lake Road, Windermere, Cumbria, LA23 2JD

A beautifully presented traditional cottage set mid way between Windermere & Bowness villages. Offering 2 good sized bedrooms, living/dining room, kitchen and shower room. With the added benefit of pleasant outside seating areas and private off road parking. Perfect as a main residence, second home or holiday let.

### Quick Overview

2 Bedroomed detached cottage

1 Reception room and 1 shower room

Central location

Outside seating areas

No chain

Close to all amenities

Good decorative order

Ideal main residence, second home or holiday let

Parking for 1 car

Superfast fibre broadband available



2



1



1



D



Superfast  
Fibre  
Broadband



Parking for  
1 Car

Property Reference: W6106



Living Room



Living Room



Kitchen



Kitchen

**Location:** Located conveniently mid way between Bowness and Windermere. From Windermere proceed on the New Road continuing as Lake Road towards Bowness, shortly after Goodly Dale School on the right, Steps Cottage can be found at the bottom of a shared driveway with Mylnebeck Lodge.

**Property Overview:** Set in a desirable location, Steps Cottage is a quaint two bedroomed detached cottage close to both Bowness and Windermere villages and all the amenities they have to offer. The property is in good decorative order and comprises of sitting room with wood burning stove. Kitchen comprises of fitted wall and base units, built in dishwasher, Bosch single oven and induction hob with extractor over, washing/drying machine, space for tall fridge freezer and houses the Worcester household boiler.

Bedroom 1 includes built in wardrobes and bedroom 2 has a built in under stairs storage cupboard. The shower room comprises of shower, WC and washbasin with heated towel rail. Outside you have seating areas to the front and side of the property with the side leading to a garden area with a lawn. Shared tarmac driveway with neighbour and private parking for one car. A superb main residence or second home and has previously been a successful holiday let up to the end of February 2024. Furnishings to be sold under separate negotiation.

**Accommodation:** (with approximate measurements)

**Living Room** 13' 0" x 12' 1" (3.96m x 3.68m)

**Kitchen** 13' 0" x 7' 0" (3.96m x 2.13m)

**Bedroom 1** 11' 6" max x 11' 0" (3.51m x 3.35m)

**Stairs to lower ground floor**

**Bedroom 2** 11' 5" x 11' 0" max (3.48m x 3.35m)

**Shower Room**

## Property Information:

**Services:** Mains gas, electric, water and drainage. Gas fired central heating. uPVC double glazing throughout.

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

**Council Tax:** Westmorland and Furness Council - Band C (TBC).

**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:** ///winemaker.products.threading

**Notes:** \*Checked on <https://www.openreach.com/> 13th June 2024 - not verified.

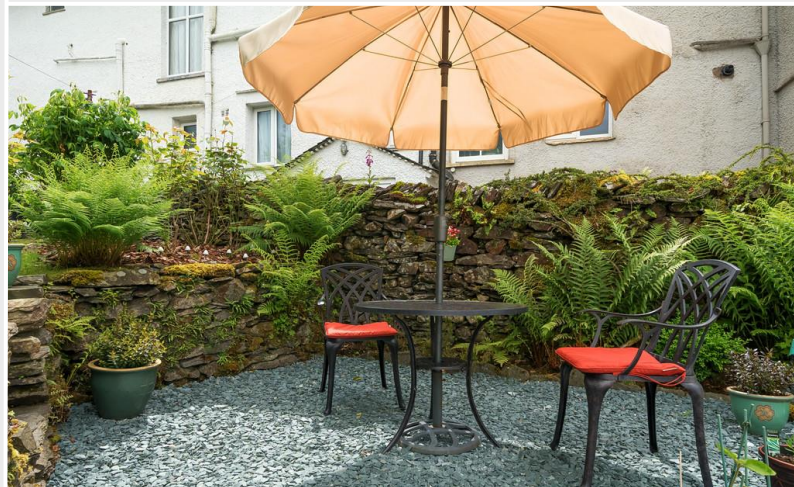
**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Seating Area

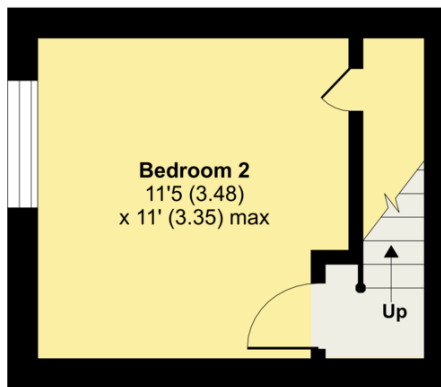


Garden

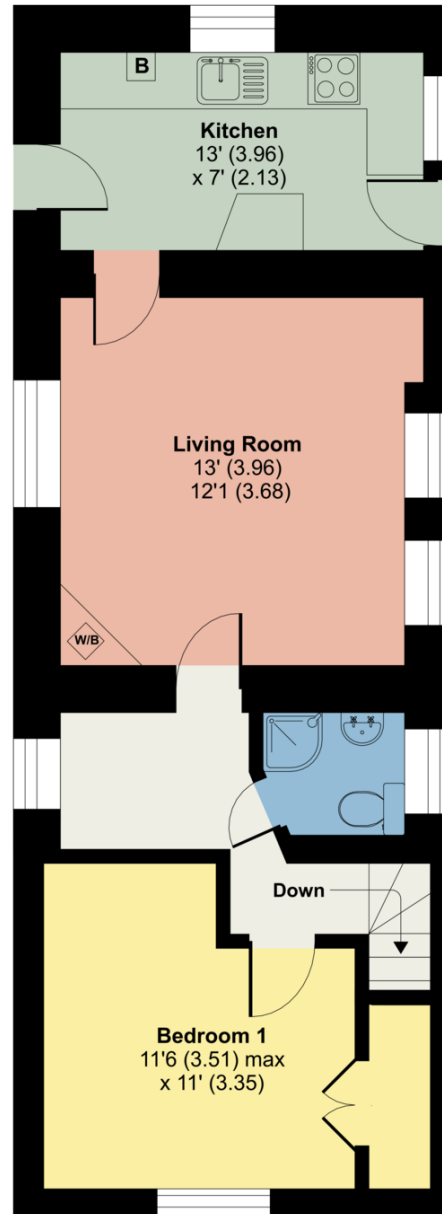
# Steps Cottage, Lake Road, Windermere, LA23

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Hackney & Leigh. REF: 922637

A thought from the owners...

*"We have owned Steps Cottage for 15 years, running it as a successful holiday let and enjoying wonderful holidays here. We are presently enjoying living here and making memories with family and friends in such an ideal location to discover more of what the Lakes has to offer."*

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 17/06/2024.

Request a Viewing Online or Call 015394 44461