



## Bowness-on-Windermere

£455,000

Corner Cottage, 6 Meadowcroft Cottages, Meadowcroft Lane, Storrs Park, Bowness-on-Windermere, LA23 3JE

Located within the peaceful and well regarded semi rural area of Storrs Park, a good sized 2 bedroomed mid terrace cottage being part of the original Meadowcroft Cottages, with private garden and parking. Neatly presented with gas fired central heating and double glazed windows and currently run as a successful holiday let.

### Quick Overview

- 2 bedroomed cottage
- 1 reception room and 1 bathroom
- Peaceful location
- Garden
- For sale as a going concern
- Close to amenities
- In good decorative order
- Ideal 2nd home or holiday let
- Allocated parking space

\*Superfast fibre broadband available



2



1



1



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Superfast  
Fibre  
Broadband



Allocated Parking  
Space

Property Reference: W6111



Living Room



Living Room



Dining Kitchen



Dining Kitchen

**Description:** Located within the peaceful and well regarded semi rural area of Storrs Park, a good sized 2 bedroomed mid terrace cottage being part of the original Meadowcroft Cottages, with private garden and parking. Neatly presented with gas fired central heating and double glazed windows and currently run as a successful holiday let.

**Location:** Conveniently situated just out of Bowness village in the highly desirable semi rural area of Storrs Park, the development of Meadowcroft Cottages is a pleasant and peaceful setting yet is within minutes walking distance of the amenities of Bowness village.

From Bowness take the A592 towards Newby Bridge and after passing the ferry turning second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development. Corner Cottage can be found via pedestrian access through a shared gate.

**Property Overview:** A delightful 2 bedroomed holiday cottage set on the outskirts of the thriving tourist village of Bowness with the added benefit of private garden overlooking the neighbouring fields and with glimpses of Lake Windermere and the fells beyond, along with allocated parking. On the ground floor there is a large, modern dining kitchen with feature ornate fireplace and having appliances of New World electric oven and hob with extractor fan over, Beko dishwasher and space for washing machine and fridge/freezer. Cupboard housing the Worcester gas central heating boiler. The cosy living room has a wood burning stove with slate hearth and wooden beam plinth and handy built in storage cupboards and a door leading to outside. To the first floor there are 2 bedrooms with bedroom 1 having glimpses of Lake Windermere and the fells and bedroom 2 having a built in wardrobe. The bathroom comprises of WC, washbasin and vanity unit and bath with shower over, built in storage cupboards.

Currently a successful holiday, it is hoped the property can be sold with the benefit of future bookings. Furniture available by separate negotiation.

**Accommodation:** (with approximate measurements)

**Living Room** 14' 0" x 13' 10" (4.27m x 4.22m)

**Dining Kitchen** 16' 3" x 11' 3" (4.95m x 3.43m)

Stairs from the living room lead to first floor:

**Bedroom 1** 13' 9" x 10' 7" (4.19m x 3.23m)

**Bedroom 2** 14' 7" x 8' 9" (4.44m x 2.67m)

**Bathroom**

**Outside:** Steps from the cottage lead to a private garden with patio seating area a lawned area with view of Lake Windermere and the fells beyond. Parking for the cottage is in the lower courtyard adjacent to the block of garages.

**Property Information:**

**Services:** Mains water, drainage, gas, and electricity.

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

**Business Rates:** Westmorland and Furness Council. In 2023/24 the rateable value was £2,400 with the amount payable being £1,176. 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:** //trombone.juggles.fruit

**Notes:** \*Checked on <https://www.openreach.com/> 7th June 2024 - not verified.



Bedroom 1



Bedroom 2



Rear Garden

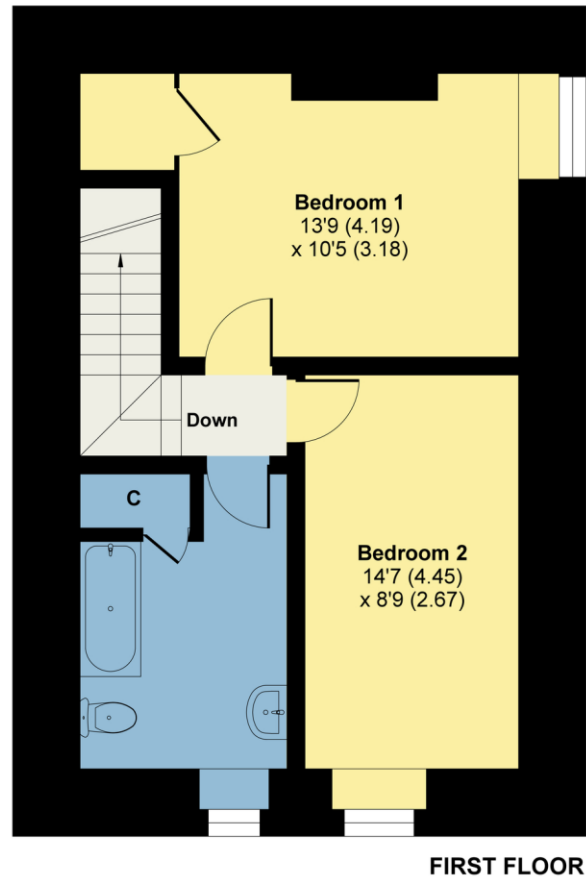
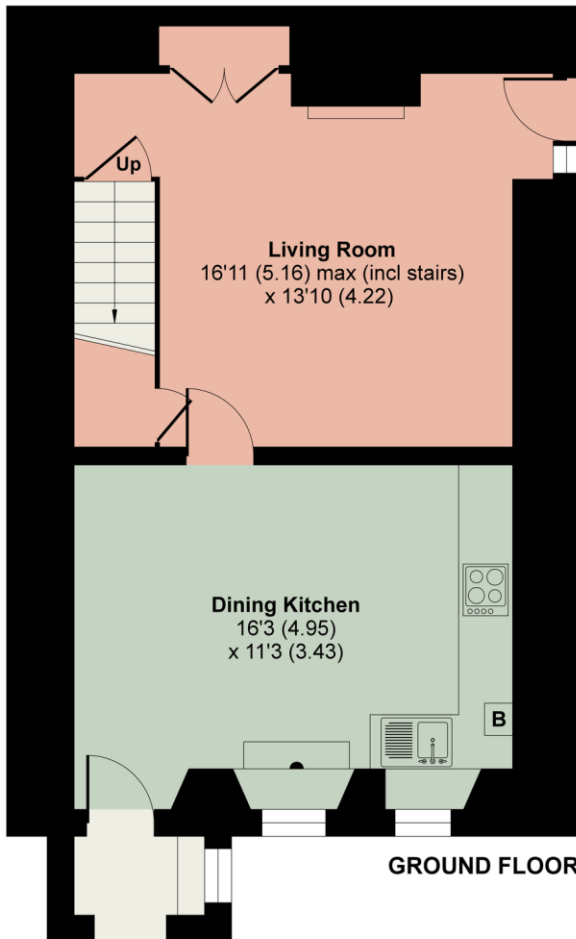


View

# 6 Meadowcroft Cottages, Bowness-on-Windermere, LA23

Approximate Area = 995 sq ft / 92.4 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). © n1checom 2021. Produced for Hackney & Leigh. REF: 792629

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