



12 High Street Terrace High Street, Windermere
£325,000



12 High Street Terrace High Street

Windermere

A stunning Grade II listed end terraced cottage located in the busy market town of Windermere and is one of the older properties in Windermere believed to date back to the mid 19th Century. The property enjoys a secluded position being tucked away from the main thoroughfare yet has all the local shops, bars and restaurants on the doorstep.

Nestled in a prime location, this charming 2-bedroom end of terrace property offers a unique blend of character and convenience. Boasting a cosy sitting room with a multi-fuel stove, creating a warm and welcoming ambience perfect for relaxing evenings. The kitchen-diner provides a comfortable space for entertaining with built in electric oven and induction hob, with easy access via a stable door to the rear yard for outdoor dining and relaxation. Journey downstairs to find two basement rooms, offering versatile usage as storage. Upstairs, two double bedrooms provide ample accommodation, both of these having two built in storage cupboards, while a three-piece suite bathroom with underfloor heating offers modern convenience. There is also access to a good size loft space via a loft ladder. Located close to the town centre and Windermere train station, residents enjoy seamless access to amenities and transportation links. With easy connections to the rest of the Lake District, this property is a gateway to exploring the natural beauty of the region. The property has been run as a successful holiday let over recent years so would be a good investment property.

Outside, an open gravelled area to the front provides the perfect spot for outdoor seating or ideal for soaking in the sun. A yard to the rear offers an oasis for residents to unwind and entertain. The space beckons for garden furniture, creating an inviting setting for summer barbeques or morning coffee.

- Charming Grade II listed end terraced cottage
- Cosy sitting room with multi fuel stove
- Kitchen diner with access to the rear yard
- Two double bedrooms with built in cupboards
- Three piece suite bathroom with under floor heating
- Two basement rooms
- Gas central heating
- Rear yard
- Close to town centre and Windermere train station
- Easy access to the rest of the Lake District

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND

TENURE: FREEHOLD

DIRECTIONS

From Windermere office head up Victoria Street and cross the road once finding Lake Lovers Lake district cottage on the left. Carry on straight across to find 12 High Street Terrace in front.

WHAT3WORDS:garage.rinse.cyclones





LOWER GROUND FLOOR

BASEMENT

13' 7" x 13' 3" (4.15m x 4.05m)

BASEMENT

13' 7" x 7' 6" (4.13m x 2.28m)

GROUND FLOOR

SITTING ROOM

15' 5" x 14' 10" (4.70m x 4.53m)

KITCHEN

13' 11" x 12' 4" (4.25m x 3.77m)

FIRST FLOOR

LANDING

5' 5" x 4' 4" (1.64m x 1.32m)

BEDROOM

13' 11" x 11' 5" (4.23m x 3.48m)

BEDROOM

12' 4" x 9' 2" (3.75m x 2.80m)

BATHROOM

7' 11" x 4' 4" (2.41m x 1.32m)









12

WYJAMHILL ROAD





Ground Floor



Floor 1



Approximate total area^m

702.98 ft²
65.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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