



Windermere

£460,000

Cedar Cottage, 15 Oldfield Court, Windermere, LA23 2HH

A beautifully presented 4 bedroomed end terraced traditional Lakeland cottage set in a central location in the picturesque village of Windermere. An ideal family home, holiday home or investment property in excellent condition, with off road parking, paved seating area and lawn to the rear backed on to a small stream.

Quick Overview

- 4 Bedroomed end terraced house
- 1 Reception room and 1 bathroom
- Central location
- Paved seating area and rear garden
- EPC band D
- Close to amenities and schools
- Good decorative order
- Ideal family home, second home or holiday let
- Large parking space
- Superfast fibre broadband available



4



1



1



D



Superfast
Fibre
Broadband

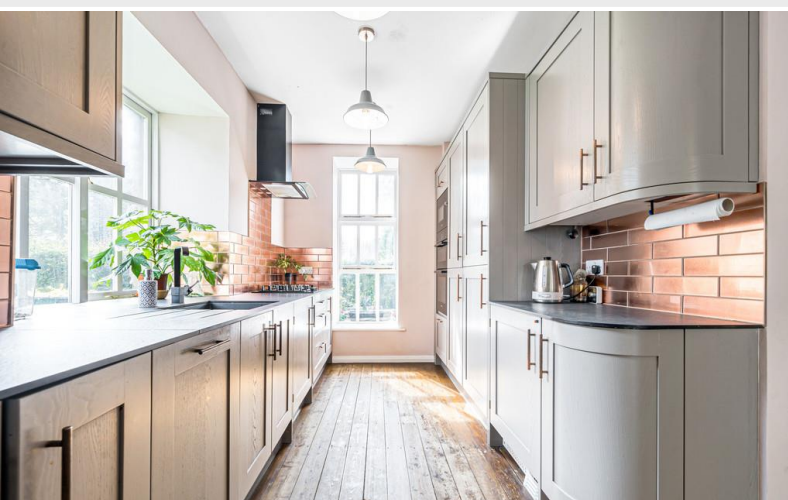


Off Road
Parking

Property Reference: W6110



Living Room



Kitchen Area



Bedroom 1



Bedroom 2

Location: Tucked away, Oldfield Court is located just off Park Avenue. From our office cross the road on to Ellerthwaite Road passing Woodland Road on the left. The road then continues as Park Avenue and Oldfield Court is on the left. Number 15 (Cedar Cottage) is towards the far end on the left.

Property Overview: What used to be an old biscuit factory is now a traditional Lakeland stone property set in the heart of Windermere village, an ideal family home, additional residence or indeed an investment property. This beautiful home comprises of large open plan lounge/dining room and kitchen to the ground floor, and under stairs store area. The kitchen includes built in wall and base units, built in BOSCH double oven/microwave and BOSCH gas hob with extractor over. Plus built in tall fridge freezer and Hotpoint washing machine.

On the first floor are 4 good sized bedrooms and a bathroom comprising of 3 piece white suite with WC, washbasin and vanity unit and bath with shower over. The property also benefits from a lawned area backing onto a small stream and outside shed to the rear, a seating area to the front and off road parking for 2 cars.

The property also owns part of the access path area which is used by the 5 properties in the row.

Accommodation: (with approximate measurements)

Living Room 21' 1" max x 15' 7" (6.43m x 4.75m)

Kitchen Area 9' 6" x 7' 8" (2.9m x 2.34m)

First Floor:

Bedroom 1 12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 2 10' 9" x 8' 11" (3.28m x 2.72m)

Bedroom 3 8' 10" x 7' 3" (2.69m x 2.21m)

Bedroom 4 9' 5" x 6' 10" (2.87m x 2.08m)

Bathroom

Property Information:

Services: Mains gas, water, drainage and electricity.
Gas fired central heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

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: ///apple.vandalism.uppermost

Notes: *Checked on <https://www.openreach.com/> 19th 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).



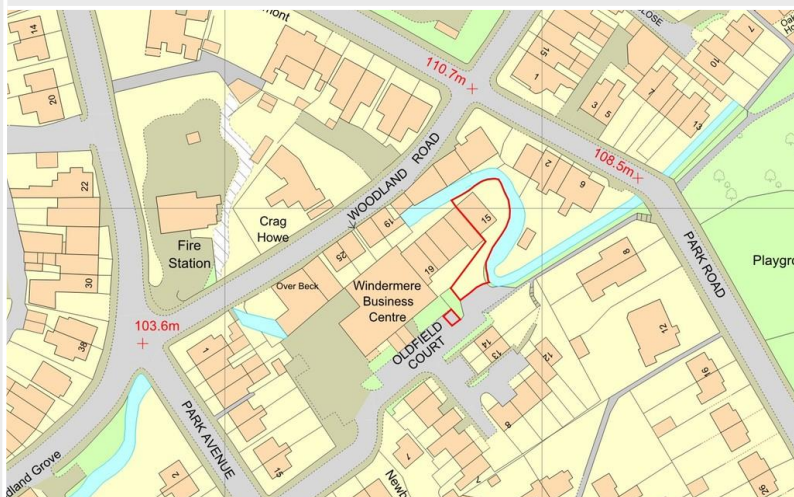
Bedroom 3



Bedroom 4



Rear Elevation

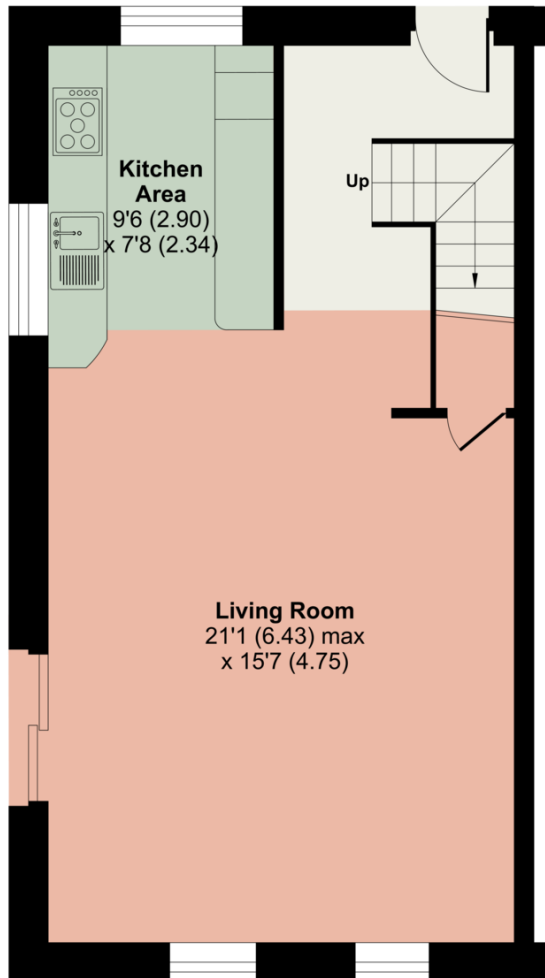


OS Plan

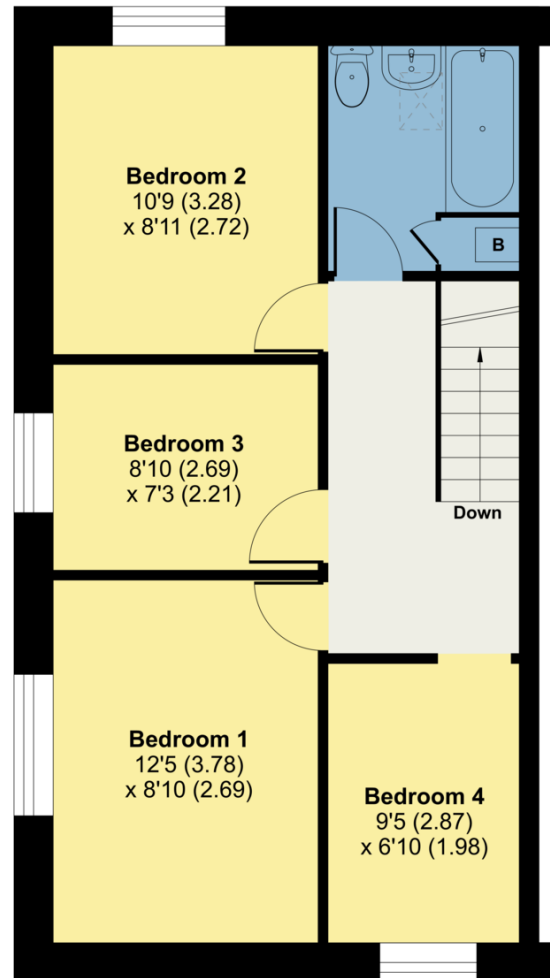
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Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1144677

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