



Windermere

£385,000

Betsy Cottage, 12 Cross Street, Windermere, Cumbria, LA23 1AE

Betsy Cottage is lovingly presented with uPVC double glazing and gas central heating. Currently holiday let as a 2-3 bedroomed cottage, the owners lock the third bedroom on the second floor for personal use and extra storage. The property is to be sold fully furnished.

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).

Quick Overview

- 2-3 bedroomed mid terraced cottage
- 1 reception room and 1 bathroom
- Central location
- Large patio
- Currently a successful holiday let
- Close to amenities and local transport
- In good decorative order
- Ideal holiday let, 2nd home or permanent residence
- Off road parking for 1 car
- *FTTC Superfast broadband available up to 49-77 Mbps



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Superfast
Fibre
Broadband



Off Road Parking
for 1 Car

Property Reference: W6142



Sitting room



Sitting room



Kitchen



Bedroom 1

Location: Conveniently situated on Cross Street the property is within immediate walking distance of the centre of Windermere with shops, bank, restaurants and other services close at hand. The railway station, bus services and main road to Kendal and Ambleside are also nearby making the cottage ideal for use either as a permanent or holiday home or holiday let. On entering Windermere's one way system off the A591, pass the entrance to Booths and Cross Street is the next left. Betsy Cottage can be found on the right hand side.

Property Overview: Welcome to Betsy Cottage, 12 Cross Street, a delightful gem nestled in the picturesque village of Windermere. This enchanting property offers a perfect blend of traditional charm and modern convenience, making it an idyllic retreat for those seeking a serene yet vibrant lifestyle in the heart of the Lake District.

On entering the property you step inside to discover a beautifully presented sitting room with wood burning stove set on a stone hearth with attractive wooden lintel and where every detail has been thoughtfully considered. The cosy sitting room, provides a welcoming space to relax and unwind. The natural light floods the room, highlighting the tasteful décor and creating a bright and airy atmosphere. A light and airy bedroom can also be found on this floor with feature fireplace and handy built in cupboard.

On the lower ground floor, you will find the modern dining kitchen equipped with high-quality appliances of Lamona electric oven and gas hob with extractor fan over and built in fridge and freezer and integrated Lamona dishwasher along with ample storage space. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen caters to all your culinary needs. There is also understairs storage. A door leads to the rear patio seating area.

On the first floor, the property boasts a good sized bedroom having a feature fireplace and understairs storage cupboard, offering a peaceful haven for rest and relaxation. A family bathroom can be also found on this floor comprising of WC, bath with hand held shower, inset washbasin and separate shower.

Access to the second floor is via a slightly narrower than normal staircase to the third bedroom which the owners keep locked for private use and additional storage that an efficiently run holiday let always needs!

Outside, the private rear patio provides a tranquil escape, with a seating area ideal for al fresco dining or simply soaking up the sun. A handy stone store ideal for storing outdoor equipment. A gate leads to the rear lane and this is where parking for 1 car can be found.

Located just a short stroll from Windermere's bustling village centre, Betsy Cottage offers easy access to an array of shops, cafes, and restaurants. The stunning Lake Windermere is also within walking distance, providing endless opportunities for outdoor adventures.

Don't miss the chance to make this charming retreat your own and to purchase a property fully furnished! Contact us today to arrange a viewing and experience the magic of Betsy Cottage, Windermere.

Accommodation with approximate dimensions:

Ground Floor

Sitting room 12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom 2 12' 6" x 10' 5" (3.81m x 3.18m)

Stairs from sitting room lead to lower ground floor:-

Dining kitchen 12' 6" x 10' 2" (3.81m x 3.1m)

Stairs from ground floor lead to first floor:-

Bedroom 1 12' 6" x 11' 9" (3.81m x 3.58m)

Bathroom

Stairs from first floor lead to second floor:-

Bedroom 3 13' 2" max x 12' 7" (4.01m x 3.84m)

Property Information:

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

Council Tax: Westmorland and Furness Council - Band C.

Tenure: Freehold. Vacant possession upon completion.

Viewing: 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: //calculate.inventors.unions

Notes: *Checked on <https://www.openreach.com/> 20th September 2024 - not verified.



Bedroom 2



Bedroom 3



Rear patio



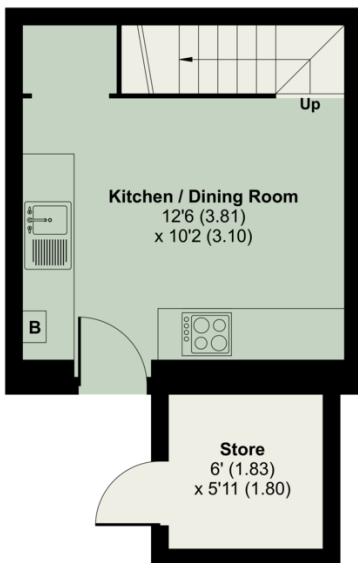
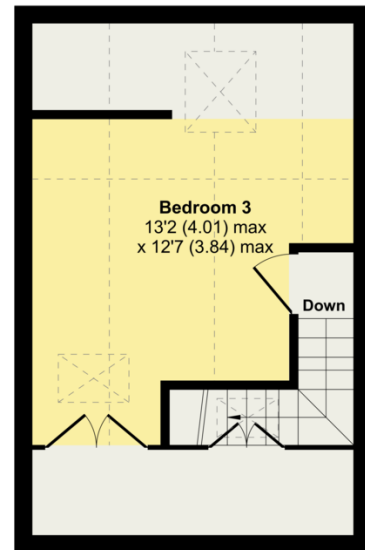
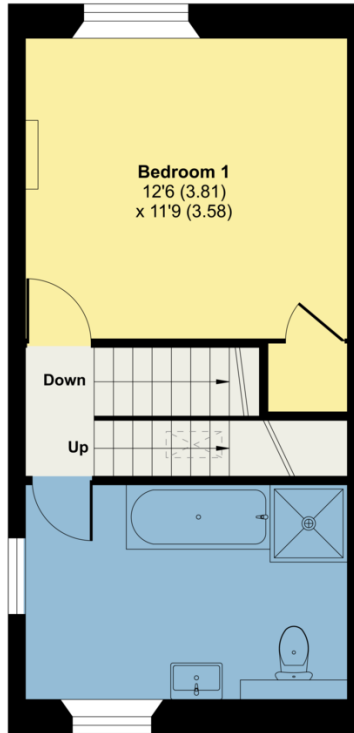
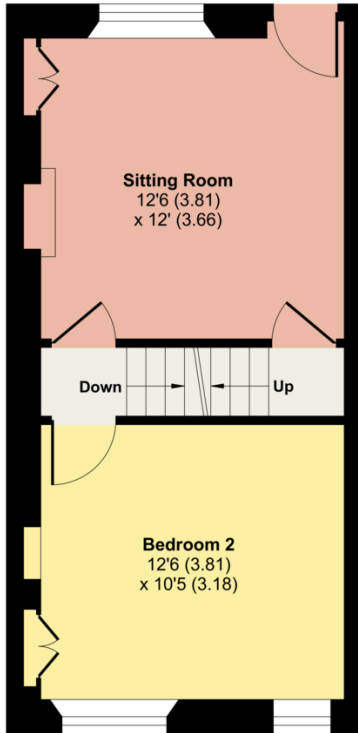
View

12 Cross Street, Windermere, LA23

Approximate Area = 897 sq ft / 83.3 sq m
Limited Use Area(s) = 150 sq ft / 13.9 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1083 sq ft / 100.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1179475

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