



**HACKNEY  
& LEIGH**

## Windermere

**£440,000**

7 Green Moss, Oakthwaite Road, Windermere, LA23 2BB

Not your ordinary end of terrace traditional stone fronted property! With accommodation over 3 floors and with good sized reception rooms and 3 bedrooms, a viewing must be under taken to fully appreciate the merits of this large family home. With private parking for 2 cars and a large garage accessed off Oldfield Road to the rear and an added advantage of a nearby primary school. 7 Green Moss would be a perfect family home.

### Quick Overview

Close to local schools and amenities

Ideal family home

3 Bedroomed end terraced house

2 Reception rooms and 2 bathrooms

Quiet yet convenient location

In great decorative order

Front and rear gardens

Garage & off road parking for 2 cars

\*Superfast fibre broadband available



3



2



2



E



Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6200





Living Room



Dining Room



Kitchen



Bedroom 2

**Location:** Whilst its postal address is Oakthwaite Road it's best accessed off Oldfield Road. From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue straight on to Park Avenue. Further up bear right, which actually continues as Park Avenue, then right on to Oldfield Road and the property is accessed from the rear being on the left after only 25m/30m.

**Property Overview:** Welcome to 7 Green Moss, a delightful property that perfectly combines modern comfort with traditional charm.

As you step inside from the front door, you are greeted by the hallway and the living room to the left with an open fireplace and a large bay window flooding the room with natural light. Heading back into the hallway, the room next door is the spacious dining room with access to the rear yard and the modern kitchen. The well equipped kitchen has ample wall and base units, a single AEG electric oven and inset AEG induction hob. Plus integrated fridge freezer and dishwasher. From the kitchen you have the very useful utility space with additional wall and base units and plumbing for washing machine/tumble dryer. The utility also includes a shower room with WC. The utility provides access to the rear yard and the integral large garage, with electric up and over door and shelved walls.

Ascending to the first floor, there are two bedrooms and a family bathroom comprising of WC, pedestal washbasin, bath and separate shower. From the first floor, stairs lead to a further bedroom, which benefits from built in wardrobes and cupboards for extra storage.

Outside, there is a tiered garden to the front and a yard to the rear with a small flower bed area and off road parking for 2 cars. With schools and the villages of Windermere and Bowness On Windermere being close means that you have convenience at your doorstep.

7 Green Moss is a rare find, offering a unique blend of comfort, style, and natural beauty. Don't miss the opportunity to make this exceptional property your own.

**Accommodation:** (with approximate measurements)

**Hallway**

**Sitting Room** 14' 6" into bay x 11' (4.42m x 3.35m)

**Dining Room** 12' 8" x 11' (3.86m x 3.35m)



**Kitchen** 13' 1" max x 8' 6" (3.99m x 2.59m)

**Utility & Shower Room** 10' 10" x 8' 5" (3.3m x 2.57m)

**Garage** 19' 2" x 8' (5.84m x 2.44m)

**Stairs to first floor**

**Bedroom 1** 14' max x 10' 11" max (4.27m x 3.33m)

**Bedroom 2** 12' 8" x 8' 7" (3.86m x 2.62m)

**Bathroom**

**Stairs to second floor**

**Bedroom 3** 15' 6" max x 11' 2" incl wardrobes (4.72m x 3.4m)

**Property Information:**

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

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

**Council Tax:** Westmorland and Furness Council - Band C.

**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:** ///revolting.closed.flank

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Bedroom 1



Bedroom 3



Garage



Ordnance Survey Plan

## 7 Green Moss, Oakthwaite Road, Windermere, LA23

Approximate Area = 1219 sq ft / 113.2 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1380 sq ft / 128.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Hackney & Leigh. REF:

A thought from the owners...

*"We really appreciate the easy access to local amenities, and the extensive network of paths and bridleways available from your front door."*

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