



Windermere

£337,000

Wynlass Mews, Ambleside Road, Windermere, LA23 1EU

A large, 3 storey, 3 bedroomeed mid-terraced house, set on the outskirts of Windermere with a garage, living room, kitchen/dining room, utility room, 3 bedrooms and a shower room. Within walking distance of the village of Windermere.

Quick Overview

- 3 bedroomeed mid-terraced house
- 1 reception room and 1 shower room
- Convenient location
- Potential for improvement
- Close to a local secondary school
- Close to amenities and transport
- In good decorative order
- Fantastic family home, 2nd home or holiday let
- Garage

*Superfast fibre broadband available



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Superfast
Fibre
Broadband



Garage

Property Reference: W6221



Living Room



Kitchen



Bedroom 1



Bedroom 2

Location: From Windermere proceed towards Ambleside on the A591. Continue past the Mountain Ash apartments and before reaching Cooks Corner roundabout, Wynlass Mews can be found on the left.

Property Overview: Situated on the outskirts of Windermere village in the heart of the Lake District, Wynlass Mews is a large mid-terraced property, which has plenty of inside space and has lots of potential. There is a large integral garage, access from the rear.

On entering the property, you are met with a large hallway which leads to a living room with bay window and coal effect gas fire on a marble hearth and having a attractive wood surround. Double doors lead to the kitchen having a Stoves 7 ring gas hob and double electric oven, space for fridge/freezer and plumbing for a dishwasher. Ample wall and base units and housing the Worcester gas central heating boiler. On the lower ground floor you will find a utility/cloakroom comprising of WC, pedestal washbasin and plumbing for washing machine. A door leads to a large integral garage which has an electric door. On the first floor are 3 bedrooms and a shower room having a WC, pedestal washbasin and shower.

Outside to the front of the property is a small garden area and to the rear is a shared driveway leading to the integral garage.

Located just a short distance from the vibrant village of Windermere, whether you're seeking a permanent residence or a luxurious holiday retreat, this property is the one for you. Don't miss your chance to make Wynlass Mews your own.

Accommodation: (with approximate measurements)

Porch

Entrance Hall

Living Room 19' 0" into bay x 12' 11" (5.79m x 3.94m)

Dining Kitchen 15' 6" x 11' 10" (4.72m x 3.61m)

Stairs from the hallway lead to lower ground floor:

Utility Room/Cloakroom 17' 5" max x 6' 2" max (5.31m x 1.88m)

Integral Garage: 32' 0" min x 12' 9" (9.75m x 3.89m)

Stairs from the hallway leads to the first floor:

Bedroom 1 15' 7" x 12' 10" (4.75m x 3.91m)

Bedroom 2 12' 10" x 10' 1" (3.91m x 3.07m)

Bedroom 3 12' 6" max x 7' 0" (3.81m x 2.13m)

Shower Room

Property Information:

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

Tenure: Freehold (Vacant possession upon completion). Please note there is a slight flying freehold with the neighbouring property.

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: //electrode.brownish.custard

Notes: *Checked on <https://www.openreach.com/> 10th April 2025 - not verified.

Mobile Coverage: EE, Three, O2 and Vodafone.

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



Utility/Cloakroom



Garage



Rear Elevation

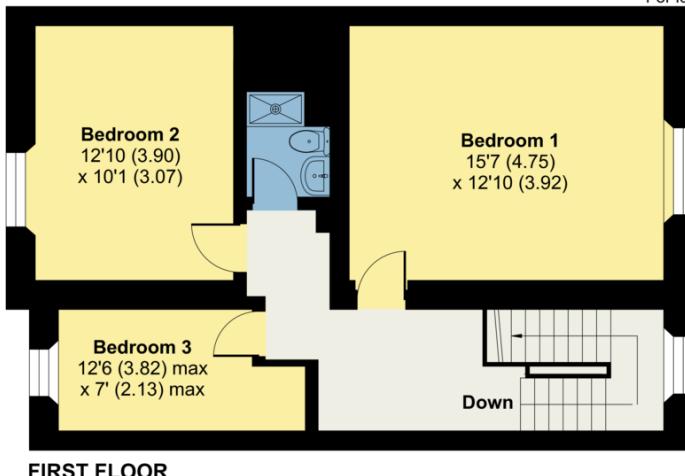
Wynlass Mews, Ambleside Road, Windermere, LA23

Approximate Area = 1454 sq ft / 135.1 sq m

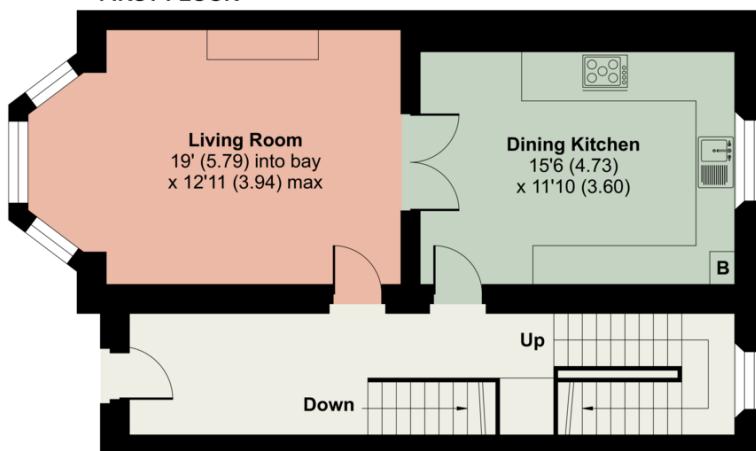
Garage = 444 sq ft / 41.2 sq m

Total = 1898 sq ft / 176.3 sq m

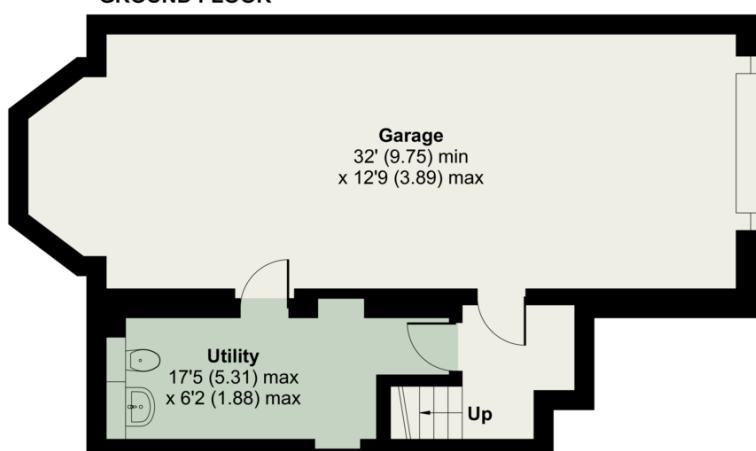
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1270874

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