

## Windermere

£340,000

18 Oakthwaite Road, Windermere, Cumbria, LA23 2BA

A delightful three-bedroom mid-terraced home that perfectly blends traditional charm with modern comfort. In a sought-after location, this property offers an inviting atmosphere, ideal for families and professionals alike.

### Quick Overview

Conveniently situated, mid terraced, 3  
bedroomed house

2 Reception rooms

1 bathroom

Located a few minutes walk from the heart of  
Windermere

In good decorative order

Gas central heating and double glazing

Rear patio garden

Ideal second home or permanent residence

On street parking

Ultrafast Fibre Broadband\*



3



1



2



C



Ultrafast  
Fibre  
Broadband



On Street  
Parking

Property Reference: W6316



Sitting Room



Living Room



Sitting Room



Kitchen

Upon entering, the neutral décor and well-maintained interiors create a warm and welcoming environment. A thoughtfully designed sitting room is first on offer, with a feature open fire place. This room enjoys generous natural light from the bay window.

Heading down the hallway, you now enter the family bathroom, tastefully designed featuring contemporary fixtures and fittings. Shower over bath, WC and hand basin. The third bedroom is adjacent to the bathroom, currently used as a home office and gym. Large storage cupboard.

The stairway leads to the first floor where you will find bedroom one and two. Both bedrooms are spacious and light filled from the large windows. Bedroom 1 offers built in wardrobes with mirrored doors and has a feature original fire place. Bedroom 2 offers a built-in storage cupboard, generous in size and ideal for family and guests alike. Views of the Langdales can be seen on a clear day.

Heading down to the lower ground floor where the hub of the home sits, you are greeted by the living room boasting ample natural light from the large picture window, a log fire burner with granite hearth; the perfect setting for entertaining guests or cosy winter evenings. A storage cupboard houses the Vitodeens boiler.

The adjacent kitchen is equipped with a 4-ring gas Lamona cooker with Ciarra extractor over, electric oven, ample base and wall cupboards with composite table tops. Space for an upright double fridge/ freezer and washer, this kitchen is perfect for your culinary requirements.

The rear entrance leads off the living room through a rear porch and out onto the patio garden. This low-maintenance garden is ideal for al fresco dining or that summer barbecue as well as offering a small garden shed and store for the outdoor gear.

Parking is convenient with on-street availability, ensuring ease of access for residents and visitors alike.

This comfortable home is ready for new owners to make it their own! Don't miss the opportunity, call us today to arrange a viewing.

#### Accommodation: (with approximate measurements)

##### Ground Floor

##### Hallway

**Sitting Room:** 13' 3" x 9' 3" (4.05m x 2.83m)

##### Bathroom

**Bedroom 3:** 9' 6" x 6' 11" (2.92m x 2.12m)

## First Floor

**Bedroom 1:** 12' 10" x 12' 8" (3.91m x 3.88m)

**Bedroom 2:** 12' 6" x 9' 5" (3.81m x 2.88m)

## Lower Ground Floor

**Living Room:** 15' 2" x 11' 9" (4.62m x 3.60m)

**Kitchen:** 12' 4" x 9' 8" (3.78m x 2.97m)

## Rear Porch

## Outside Rear Patio Garden

## Property Information:

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

**Services:** Mains gas, water, drainage and electricity.

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

**Viewings:** Strictly by appointment with Hackney & Leigh.

## What3Words & Directions: [///scrambles.producers.racks](https://www.what3words.com/scrambles.producers.racks)

The location of 18 Oakthwaite Road is convenient with local amenities, schools, and transport links all within easy reach. Coming off the A591, travel down Crescent Road, passing Broad Street and Windermere Library, bear left onto Ellerthwaite Road, carry on down, bear left into Whinfield, at the end of Whinfield turn right and then take the next right onto Oakthwaite Road where you will find Number 18 on the right hand side.

**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).



Living Room



Bedroom 1



Bedroom 2



Bedroom 3 / Office



Lower Ground Floor



Approximate total area<sup>(1)</sup>

88.1 m<sup>2</sup>  
949 ft<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>  
6 ft<sup>2</sup>



First Floor

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



A thought from the owners...*This is a quiet area with nice neighbours. There is a well stocked convenience store, Recreational park and a good cafe all within 100 yds. I have lived here happily for nearly 40 yrs.*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/01/2026.

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