



Windermere

£275,000

12 Holly Terrace, Windermere, LA23 1EJ

This property is a renovator's dream, offering the chance to create a bespoke home or holiday let in a sought-after location. Tucked away within a tranquil residential area of Windermere, this end-of terrace cottage is a hidden gem brimming with potential.

Quick Overview

End of terrace cottage

2 double bedrooms

Close to local amenities and transport links

Opportunity to renovate

No onward chain

Useful outbuilding

Ideal permanent residence, 2nd home or holiday
let

Front patio garden

Central location yet tucked away

Ultrafast broadband available



2



1



1



Ultrafast
available



Private parking

Property Reference: W6343



Dining Kitchen



Living room



Bedroom 1



Bedroom 2

Tucked away within a tranquil residential area of Windermere, this end-of-terrace cottage is a hidden gem brimming with potential. Just a stone's throw from local shops and cafes and bus and train links, this offers an exciting opportunity to renovate this characterful home.

As you step through the entrance hall, you're met with stairs to the first floor. To the left, the living room is filled with possibilities, featuring a bay window that bathes the room in light and original storage cupboards are built into the chimney recess and further side window, while the traditional fireplace and surrounding tiles add a touch of character.

Located to the right, the kitchen awaits personalisation with its traditional floor tiles and wooden base units, it offers scope to fully improve. The Belfast-style sink beneath the window provides an aspect over the yard, while the Rayburn offers tradition. A pantry provides ample storage.

The living room is filled with possibilities, featuring a bay window that bathes the room in light and original storage cupboards are built into the chimney recess and further side window, while the traditional fireplace and surrounding tiles add a touch of character.

Ascending the wooden staircase, you'll find two well-proportioned bedrooms. Bedroom 1 is spacious enough for a double bed, with wooden floors and an original ornate fireplace that continues the home's traditional charm. It is a light room enjoying a dual aspect. Bedroom 2 can also accommodate a double bed and includes a fitted wardrobe for practical storage.

The bathroom is functional, featuring white tile splashbacks and vanity sink unit. A British electric shower over the bath, with a traditional style tap and showerhead, completes this space. There is a window to the rear and airing cupboard housing a boiler.

Outside, there is a useful out-house providing power, light and plumbing for a washing machine. This could be used as extra storage too, and can also accommodate bins. There is also, to the side of the property, a seating area and patio, perfect for entertaining and a great selling point for a holiday let due to the secluded positioning. The private parking to the side of the property is a bonus.

This property is a renovator's dream, offering the chance to create a bespoke home or holiday let in a sought-after location. With a wealth of charm and a convenient position, it's an opportunity not to be missed. Don't miss out, book a viewing today.

Entrance hall

Living room

Kitchen/dining room

First floor

Bedroom 1

Bedroom 2

Property information:

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

Tenure: Freehold

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

What 3 Words and Directions From Crescent Road, turn left onto Oak Street. Take the first left onto Havelock Road. At the cross roads, take the right turn. Holly Terrace is the first of the terrace row at the end of the road.

///polar.endings.obligated

Viewings: Strictly by appointment with Hackney & Leigh.

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).

Disclaimer:

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 04-03-2026.



Bathroom



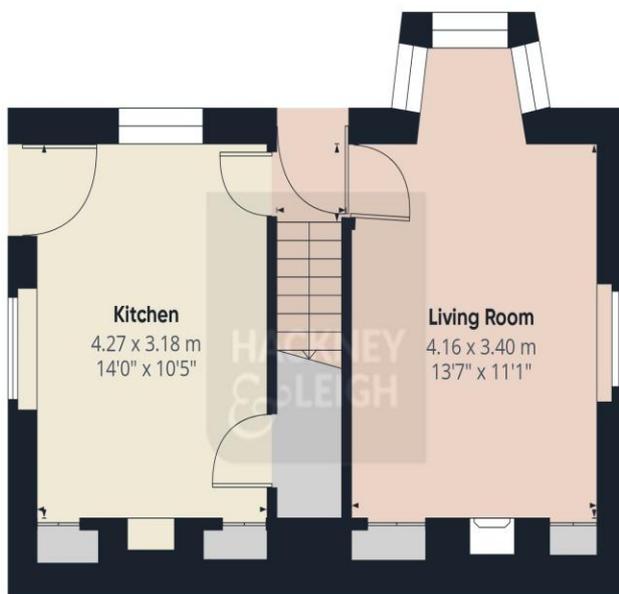
Front external



Dining Kitchen



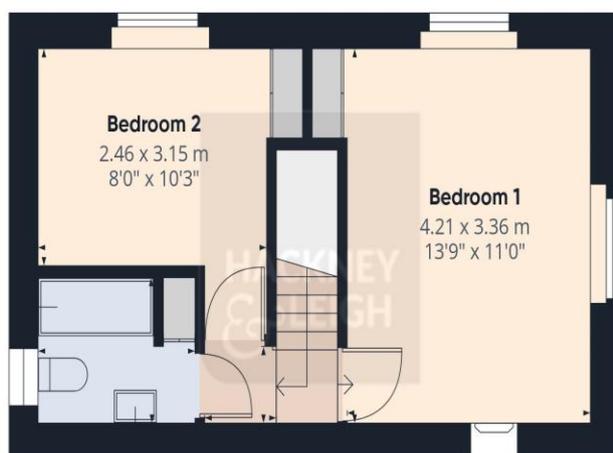
Living room



Floor 0

Approximate total area^m

65 m²
698 ft²



Floor 1

(1) Excluding balconies and terraces

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

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