



## Thornbarrow Road

£300,000

Daisy Cottage, 2 Thornbarrow Road, Windermere, LA23 2EW

Conveniently placed between the towns of Windermere and Bowness, this delightful two-bedroom, two-bathroom cottage style maisonette offers convenience and style. Perfectly positioned close to bus stops, bars, and shops, this property is an ideal bolt-hole or permanent home. Already an established holiday let, this property can be sold as going concern, opening doors to a new business venture. Don't miss out on this excellently situated property.

### Quick Overview

- 2 Bedroom cottage style maisonette
- 1 bathroom, 1 cloakroom
- Established holiday let
- Close to shops and bus stop
- Close to Bowness and Windermere amenities
- No onward chain
- Great decorative order
- Ideal for a holiday bolt hole, holiday let or permanent residence
- Double glazing and gas central heating
- Ultrafast broadband available



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Ultrafast  
broadband



On road parking

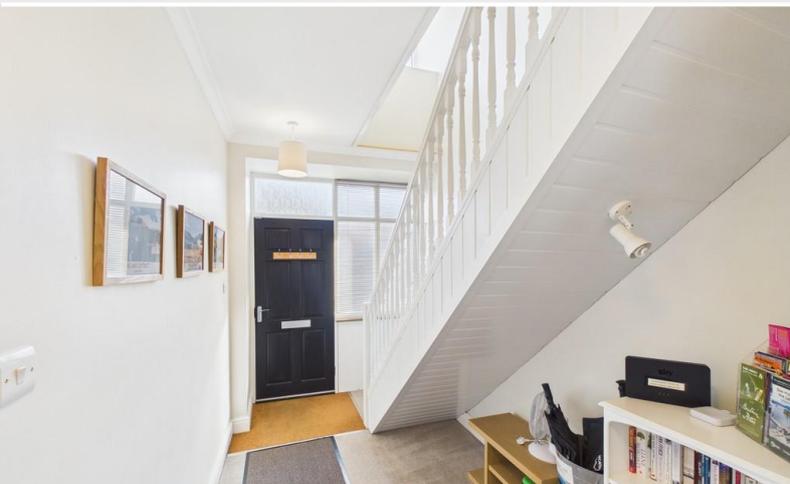
Property Reference: W6354



Living room



Kitchen



Hallway



Bedroom 1

As you step inside, the spacious entrance hallway welcomes with ample room for furnishings, providing practical storage solutions. The hallway leads into an inviting living room, where feature bay windows create a light atmosphere. A window seat could provide a great addition, whilst a traditional tiled hearth and alcove add tradition. There's plenty of space for a coffee table and sofas.

The open-plan living and kitchen area is the highlight of this property and dual aspect windows allow natural light. An archway connects the living area to the kitchen, which features slate effect flooring and wood effect base and wall units. Equipped with a fitted Indesit oven and hob, Bosch washing machine and a stainless steel sink, the kitchen combines style with practicality. Splashbacks add a stylish touch, while a breakfast bar to the side adds extra dining space along with the ample space for a dining table. A cupboard to the rear houses the Vaillant gas boiler and provides additional storage space.

A WC downstairs aids convenience, complete with feature panelling.

The first floor landing leads onto bedrooms and bathroom accessed. Bedroom 1 is spacious with a bay window, offering room for a desk, wardrobe, and double bed. Bedroom 2, currently an effective twin room, can easily be converted into a double bedroom.

The well-appointed bathroom features a mirror cabinet, a bath with a Triton shower over and stylish wooden floors complemented by blue and white tiling.

Daisy Cottage is currently a holiday let with the furniture and contents available by separate negotiations.

Outside, the well-presented patio area is inviting for dining and enjoying in sunnier weather. This charming cottage style property offers comfort, convenience, and a touch of luxury in the heart of the Lake District. Don't miss the opportunity to make this rare property your own.

#### Entrance hall

Living room 5.14 x 3.25m (16'10" x 10'8")

Kitchen/dining room 3.22 x 4.26m (10'6" x 14'0)

WC

Staircase

Landing

Bedroom 1 3.91 x 4.23m (12'9" x 13'10")

Bedroom 2 3.29 x 3.02m (10'9" x 9'10")

Bathroom 2.17 x 2.34m (7'1" x 7'8")

Outside space: Well maintained patio seating area and slat steps to front door.

#### Property Information:

Services: Mains gas, water, drainage and electricity. Double glazed windows and gas fired central heating.

**Tenure:** Leasehold, remainder of 999 year lease. No management charges. Half of the building insurance is payable per annum.

**Council tax:** Westmorland and Furness. This property is currently receiving business rate relief: £0 payable

**What 3 Words and Directions:** From Crescent Road, continue towards Bowness. Before the crossing, Thornbarrow road is on the left hand side. Take this turning, and Daisy Cottage is the second property on the left. //input.parent.elect

**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.

**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 2



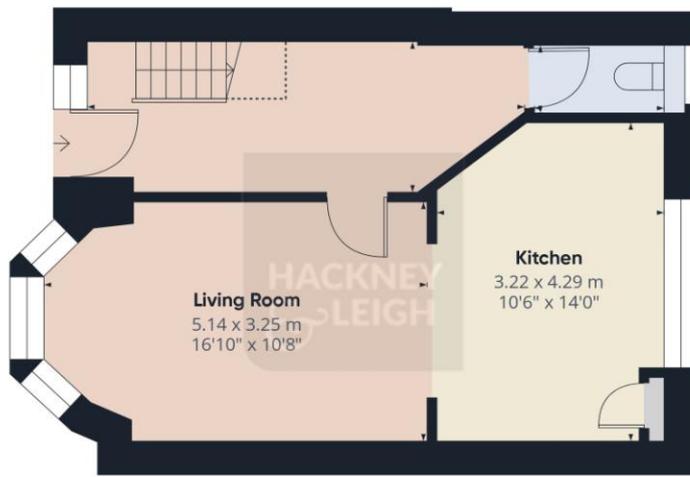
Bathroom



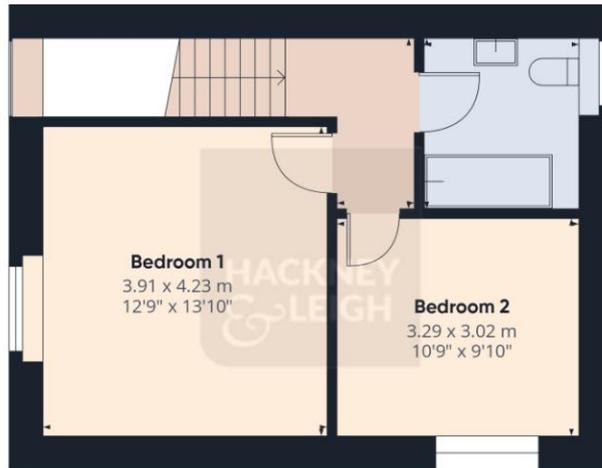
WC



Outdoor patio



Ground Floor



First Floor



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

79.2 m<sup>2</sup>  
853 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(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.

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