



Windermere

£259,950

10 Upper Oak Street
Windermere
Cumbria
LA23 2LB

A 3 double bedroomed, 2 storey end of terrace Lakeland cottage has the added benefit of off road parking, rear patio and is within level walking distance of what Windermere has to offer and is only 200 yards from almost 11 acres of parkland, all the ingredients for a great holiday home.

Property Ref: W5248





Sitting Room



Dining Area

Description: A traditional end of terrace Lakeland stone built cottage under a slate roof with Lakeland stone single storey kitchen extension to the rear under a tiled roof. The property is deceptively spacious with modern fitted kitchen, good sized lounge-dining room, store room and bedroom 3 to the ground floor and two bedrooms and bathroom to the first floor.

Private off street parking to the front and attractive rear paved yard to the rear.

We understand that as a result of Storm Desmond in December 2015, 10 Upper Oak Street developed water logged carpets in the lower rooms. We understand this was a result of the nearby beck blocking

and not allowing water to escape. The beck has now had significant work to alleviate this issue and whilst there was an insurance claim at the time for new carpets, the insurance on this property is now marginally less in 2018 than 2015.

Lakelovers a holiday letting company in the village have said 10 Upper Oak Street benefits from an excellent location being only a short walk from the shops, bars and cafes in Windermere Village. With great potential to develop a very successful holiday let, offering quality accommodation. Presented and marketed correctly we would anticipate the cottage could benefit from higher than average occupancy and a gross income of approximately £25,000 per year with the opportunity to increase this further. <https://www.lakelovers.co.uk/>

Location: Ideally situated within level walking distance of Windermere village centre and Queens Park. From Crescent Road in the village centre, before the 'Co-Op' turn left onto Oak Street. Proceed along Oak Street continuing onto Upper Oak Street where number 10 can be found at the beginning of the terrace on the right hand side.

Accommodation (with approx measurements):

Entrance Door

Hallway Cloaks hooks and access to roof space. The roof space is boarded and has a Velux window.

Bedroom 1 13' 7 into bay" x 12' 2" (4.14m x 3.71m) Victorian style cast iron fireplace and bay window.



Bedroom 1

Bedroom 2 11' 7" x 9' 8" (3.53m x 2.95m) Victorian style cast iron fireplace.

Bathroom White 3 piece suite comprising bath with Aqualisa shower over, pedestal wash basin and WC. Fully tiled walls, extractor fan, vinyl flooring, cupboard housing Vaillant combination boiler. Gas central heating to radiators.

Staircase to Lower Ground Floor

Good sized Lounge-Dining Room 15' 10" x 14' 11 max" (4.83m x 4.55m) Feature Lakeland stone fireplace incorporating plinth and multi fuel stove set on a slate hearth.

Kitchen 10' 7" x 8' 2" (3.23m x 2.49m) Attractive fitted wood effect wall and base units with worktops, splash back tiling and inset stainless steel sink unit, DeLonghi electric hob and Logik oven with stainless steel canopy cooker hood over. Space for upright fridge/freezer. Slate tiling to floor, inset spotlights to ceiling. Door to rear yard.

Utility Plumbing for washing machine and vent for dryer.

Bedroom 3 12' 10 into bay" x 11' 5" (3.91m x 3.48m)

Small Store Room Large storage cupboard with shelving.

Outside: Rear yard with outside store, attractive paved patio with gravelled borders and gated access to back lane.

Paved private off road parking to the front of the property.



Bedroom 2

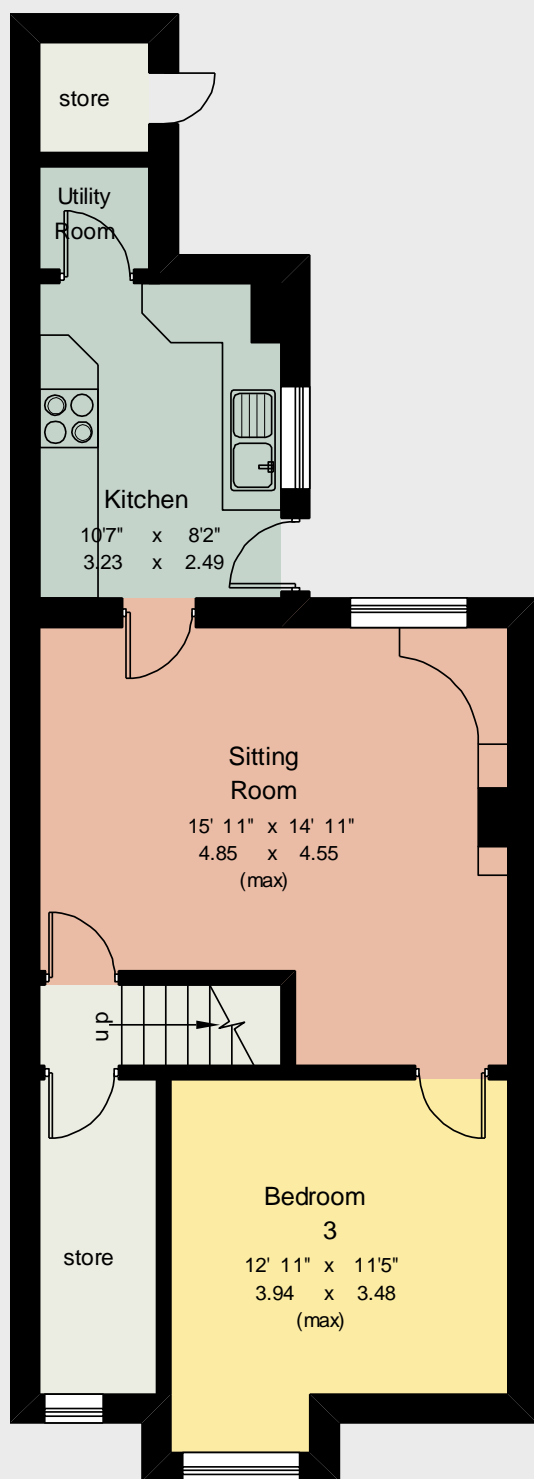
Services: Mains electric, gas, water and drainage. Gas fired combination boiler providing central heating and hot water. Double glazing.

Council Tax Band: South Lakeland District Council Band C.

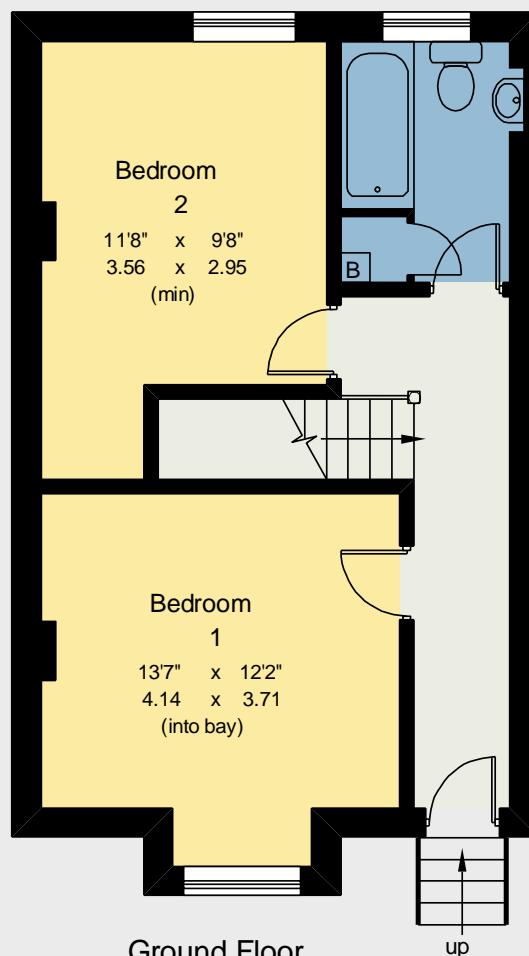
Tenure Freehold. Vacant possession upon completion.

Viewing: 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.



Lower Ground Floor



Ground Floor

Approx Gross Floor

Area = 986 Sq. Feet

= 91.40 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.