



## Windermere

**£475,000**

2 Old College Cottages  
Phoenix Way  
Windermere  
Cumbria  
LA23 1BZ

This lovely Lakeland stone and slate built property is a level walk into the village of Windermere and all the amenities it has to offer yet it is tucked away in a quiet location. Originally re-built in 1998 by New Brunswick Properties to a high standard, The property is deceptively larger than it looks from the outside and comprises of 3 bedrooms (1 en-suite), living room, kitchen with dining area, conservatory and bathroom. Outside is a large patio/garden to the rear and 2 parking spaces to the front.

Property Ref: W5404







Lounge



Conservatory

**Description:** This lovely Lakeland stone and slate built property is a level walk into the village of Windermere and all the amenities it has to offer yet it is tucked away in a quiet location. The property is deceptively larger than it looks from the outside and comprises of 3 bedrooms (1 en-suite), living room, kitchen with dining area, conservatory and bathroom. Outside is a large patio/garden to the rear and 2 parking spaces to the front. The property benefits from having been re-decorated and a new boiler fitted in 2012. All the windows are double glazed and the majority were upgraded in 2016.

**Location:** Conveniently located on the edge of Windermere village, Old College Cottages are set within a quiet courtyard setting yet remaining within walking distance of all Windermere shops and amenities.

From our office the property can either be found by a short stroll along Old College Lane onto Phoenix Way, bearing left by the football field and No. 2 Old College Cottages is a short way along on the right hand side down a quiet cul-de-sac. Alternatively if traveling by car from the A591 Kendal to Ambleside Road bear left immediately before the Ravensworth Hotel onto Phoenix Way. The property can be found by turning right after approximately 500 yards and right again into the courtyard with No. 2 being the second property on the left hand side.

**Entrance Porch** Double glazed windows and slate flooring.

**Entrance Hall** Slate flooring and understairs cupboard.

**Downstairs Cloakroom** WC, vanity washbasin, extractor fan and slate flooring. Cupboard housing the Vaillant boiler and shelving.

**Lounge** 15' 5" x 13' 6" (4.7m x 4.11m) Large double glazed window, TV and telephone point. Door leads to:

**Conservatory** 10' 10" x 9' 8" (3.3m x 2.95m) Double glazed, laminate flooring and with solar double glazed self cleaning glass on the roof. Double doors lead to patio area.

**Dining Kitchen** 15' 9" x 9' 7" (4.8m x 2.92m) A triple aspect room with wall and base units, stainless steel sink unit and laminate work surfaces, built in AEG electric oven, built in AEG gas hob and extractor fan over. Built in Whirlpool dishwasher, built in fridge/freezer plumbing for washing machine, slate flooring and part tiled walls.



Dining Kitchen

Stairs from Entrance Hall lead to first floor

Landing Loft hatch with ladder.

**Bedroom 1** 15' 10" x 13' 7" inc en-suite" (4.83m x 4.14m) Built in wardrobes and cupboards. Window seat.

**En-suite** WC, pedestal washbasin, walk in Mira shower, shaver point, extractor fan. Tiled walls and vinyl flooring.

**Bedroom 2** 12' 0" x 7' 10" (3.66m x 2.39m) Built in wardrobes and window seat.

**Bedroom 3** 10' 2" x 7' 9" (3.1m x 2.36m) Built in wardrobes and window seat.

**Bathroom** WC, pedestal washbasin, bath with Mira shower over and extractor fan. Fully tiled walls and vinyl flooring.

**Outside:** To the front of the property is a small patio seating area with various shrubs and 2 parking spaces. To the rear of the property there is a patio area with various shrubs, a potting shed and shed and also an outside tap and power point.

The area tarmacked immediately in front of 1 & 2 Old College Cottages is owned by each cottage respectively and the maintenance of the area is shared by the 4 cottages who use this area for access.



Bedroom 1

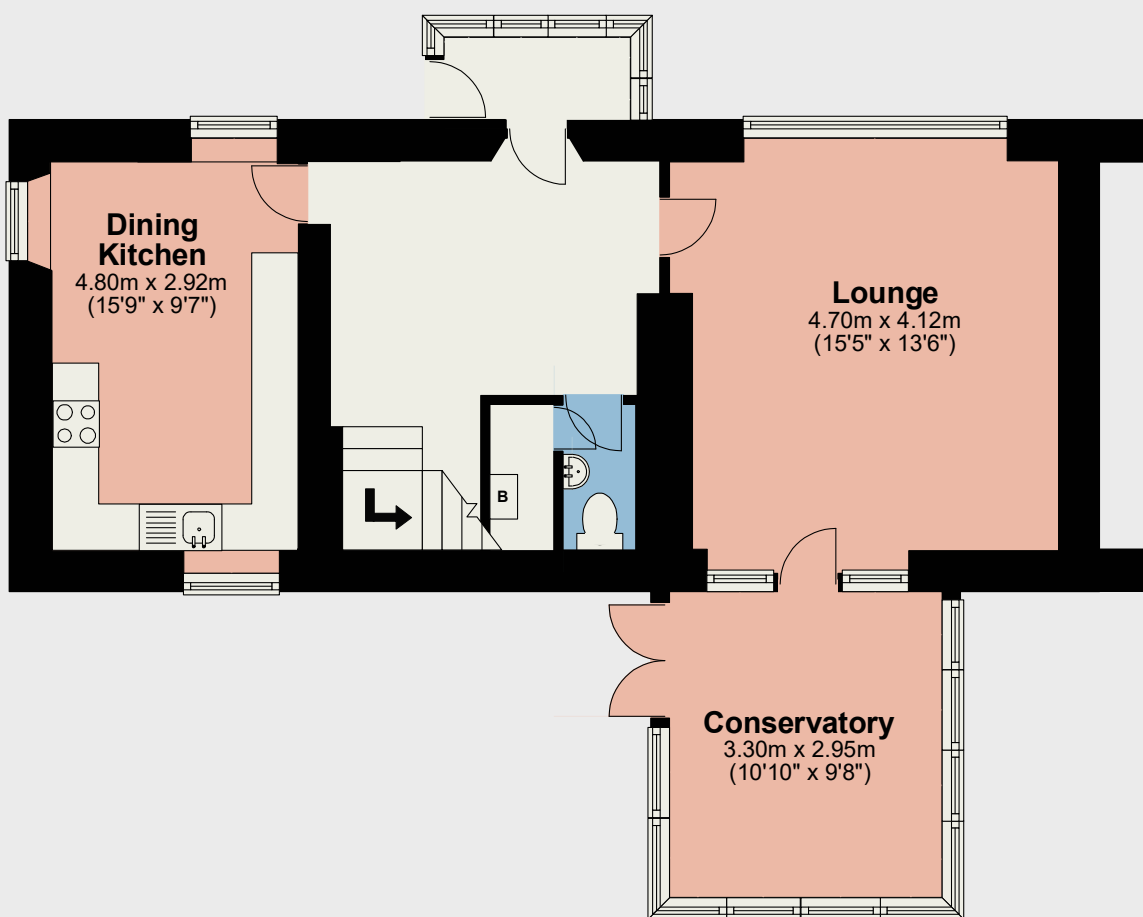
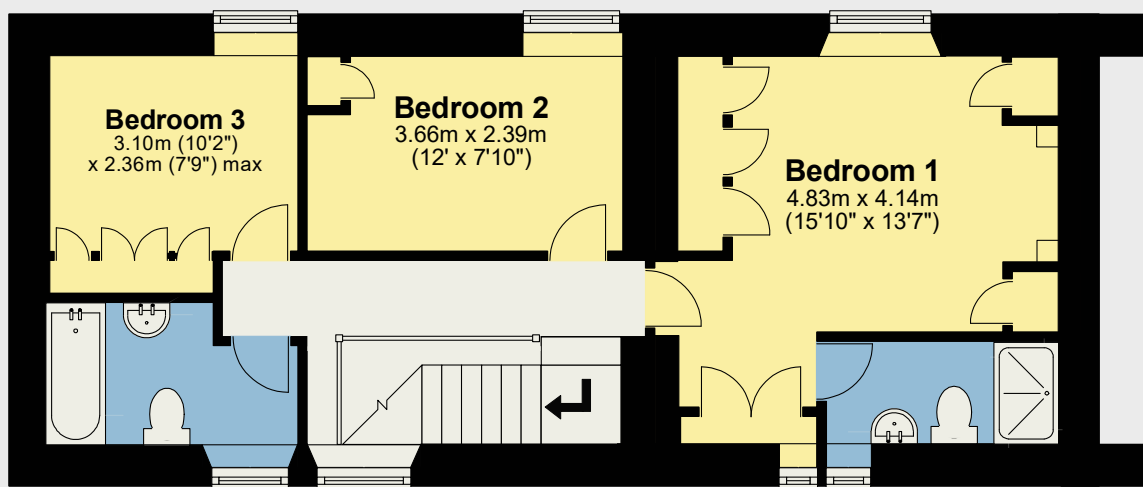
**Services:** Mains gas, water and electricity. Gas fired central heating.

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

**Council Tax:** South Lakeland District Council - Band F.

**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.



**Total area: approx. 123.4 sq. metres (1328.1 sq. feet)**

For illustrative purposes only. Not to scale. REF: W5404

A thought from the owners...The only reason we are moving is to be closer to family who are now a 7 hour journey away. We have loved our time here and will be sad to leave our lovely neighbours.

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.