

**HACKNEY  
& LEIGH**  
Sales



## Bowness

**£275,000**

Rydal Cottage  
23 South Terrace  
Bowness-on-windermere  
Cumbria  
LA23 3BH

A charming 2 bedroomed traditional end of terrace cottage with rear paved yard, located in a central village location at the end of a short cul-de-sac. Ideal for use as a holiday let, private home or private rental investment.

Property Ref: W5570

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1

2

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Sitting Room



Bedroom 1

**Description:** Rydal Cottage is a traditional 2 bedroom Lakeland stone, end of terrace cottage at the end of a quiet cul-de-sac. The property benefits from gas fired central heating but now requires some modernisation.

The property consists of two bedrooms, living room, dining room, kitchen, rear patio with outbuilding, ample storage and bathroom. This property is perfect for either an investment or as a permanent or second home.

**Location:** In a quiet position at the end of a row of terrace houses on a dead end street, off of Lake Road in Bowness on Windermere it offers some tranquillity in the heart of a bustling village close to the lake and surrounding amenities.

On entering Bowness from Windermere Village, proceed down Lake Road until you get to Rastelli's Pizzeria and turn left onto South Terrace. Rydal Cottage is the last one on the left.

**Accommodation:** (With approximate measurements)

**Access from the front or rear of the cottage**

**Inner Porch** Inset door mat with glass door leading to the hallway.

**Hallway** Stairs leading to first floor and access to all rooms on the ground floor.

**Dining Room**

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed uPVC window, sliding wood panelled doors.

**Sitting room**

12' 8" x 12' 1" (3.86m x 3.68m) Traditional open fireplace, under stairs recessed area for the use of a desk or storage, built in cupboard and traditional sash window.



Kitchen

#### Kitchen

9' 4" x 7' (2.84m x 2.13m) Stone flooring, open to living room, door leading to paved courtyard garden and outbuilding, built in wall and base units, inset stainless steel sink, electric oven, gas hob, integrated dishwasher and fridge, cooker hood extractor fan, part tiled walls.

#### First floor

##### Bedroom 1

12' 4" x 12' 0" (3.76m x 3.66m) Double glazed uPVC window, exposed wooden floorboards, metal decorative fireplace, large walk in storage space containing Valliant gas fired combi boiler and access to roof space.

##### Bedroom 2

12' 3" x 7' 10" (3.73m x 2.39m) Traditional sash window.

**Bathroom** Inset sink into build in unit with under sink storage, tiled floor, part tiled walls, W/C, large window and rain shower over bath with curtain rail.

**Garden** Concreted patio garden with gate leading to the small lane at the rear, outbuilding providing ample storage and containing a freezer and plumbing for a washing machine..



Bedroom 2

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating to radiators in most rooms.

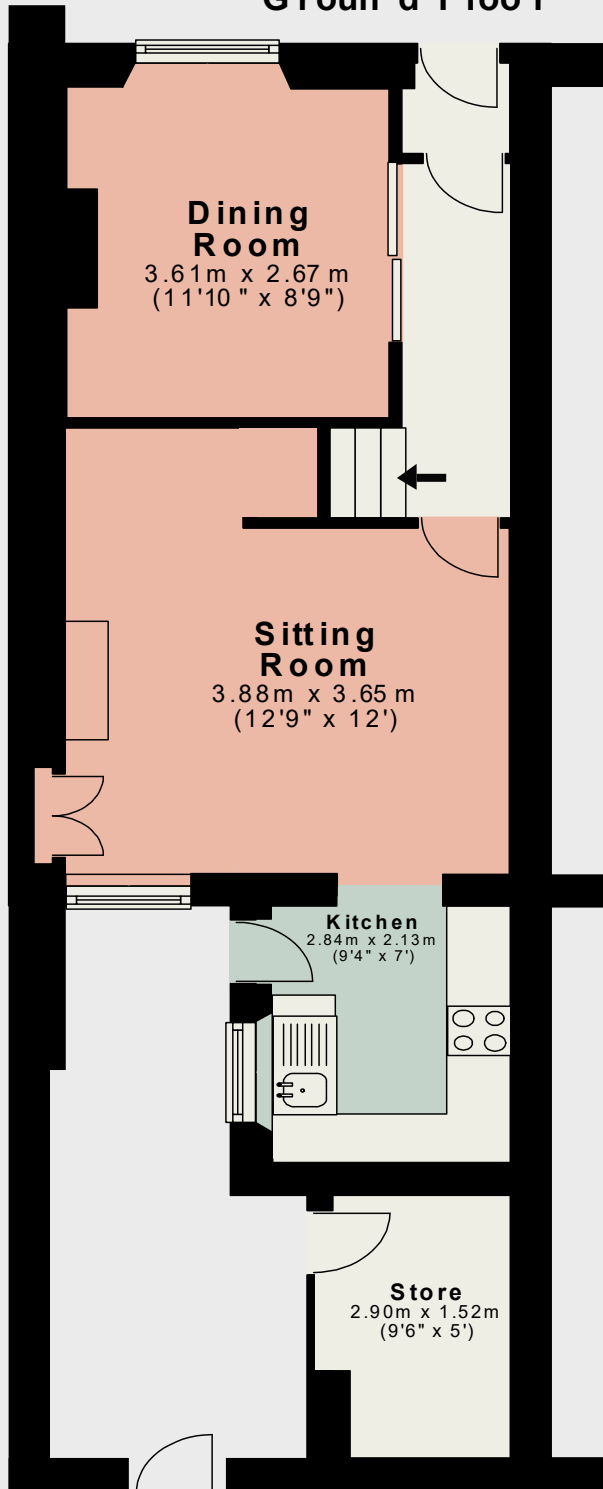
**Tenure:** Freehold. Vacant possession upon completion.

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

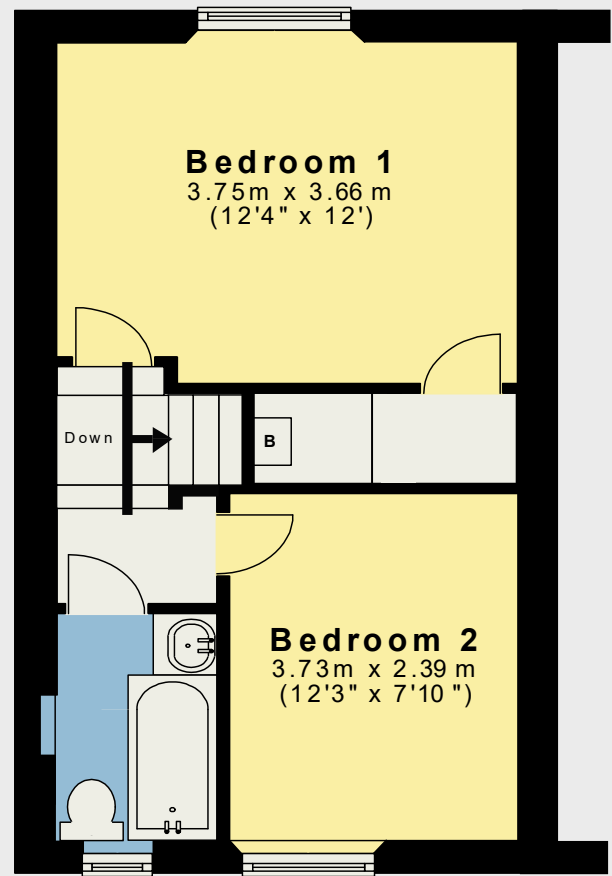
**Viewings:** Strictly by appointment with Hackney & Leigh Windermere.

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

## Ground Floor



## First Floor



Total area: approx. 75.3 sq. metres (81 0.8 sq. feet)

For illustrative purposes only. Not to scale. REF: W 557 0

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.