



Windermere

£285,000

16 Holly Terrace, Windermere, LA23 1EJ

This manageable, traditional stone and slate terrace is a perfect first home or weekend retreat. With 2 bedrooms both with en suite facilities, easily managed garden and an exceptionally convenient location. There is scope for those to bring their own ideas for personalisation and this presents a great permanent residence, investment or lock up and leave. Bus services, the train station and amenities of Windermere Village are all on the doorstep and nearby Bowness on the shores of Lake Windermere a mile away. No onward chain.

Quick Overview

Traditional mid terrace character cottage

2 double bedrooms

2 en suite shower rooms

Spacious kitchen with original range

UPVC Double glazing and gas central heating

Outbuilding/utility area

Tucked away yet close to village amenities

Close to excellent transport links

Scope to further personalise

Ultrafast broadband available



2



2



1



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Ultrafast
broadband



Permit parking

Property Reference: W6386



Living Room



Living Room



Kitchen



Kitchen

Entering through the front door leads you into the living room which has an aspect over the front patio. Original built-in alcove cupboards with shelving above offer storage and there is a focal point ornate cast iron fireplace within inset gas fire for those cooler evenings.

From here, you enter the inner hall with stairs to the first floor and beyond, the kitchen which has an abundance of character, the main feature being the cast iron range and the original clothes airer above. It offers slate effect floors, painted wooden wall and base units and solid wood work tops. Built in items include a 4 ring gas Synergie hob and concealed extractor fan and double oven below, integrated fridge, plumbing for washing machine and inset Belfast style sink with window above and aspect to rear. A door leads to the rear lane and a pantry under the stairs is convenient for boots, coats and shoes. Original built in cupboards to alcoves and houses the Combi Eco boiler.

At first floor landing there is access to bedroom 1 and 2. Bedroom 1 is a double with a built-in storage cupboard overstairs and pitched pine floor boards. An original fireplace is retained and the window has a front aspect over rooftops. The en suite shower room offers a shower cubicle, WC and sink. Panelling to walls, a heated towel rail and stone effect tiling to floor, cabinet and wall mounted mirror.

Bedroom 2 is a smaller double again with pitched pine floor boards, a rear aspect and ensuite bathroom with panelled bath, part tiling to walls, WC, sink and heated towel rail.

Outside there is an endosed flagged patio to front and to the rear an area for a bench. There is a private outbuilding with light and electricity and plumbing for washing machine. A right of access exists along the rear for neighbours in the terrace to access their properties.

The accommodation comprises approximate measurements)

Living Room: 14' 4" x 10' 5" (4.37m x 3.18m)

Inner Hall:

Kitchen: 13' 6" x 10' 11" (4.11m x 3.33m)

First Floor Landing:

Bedroom 1: 13' 5" x 10' 5" (4.09m x 3.18m)

En Suite Shower Room:

Bedroom 2: 10' 10" x 8' 4" (3.3m x 2.54m)

En Suite Bathroom:

Property Information:

Tenure: Freehold

Services: Mains water, drainage, electric and gas. Central heating and double glazing.

Council Tax: Westmorland and Fumess Council - Band

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3words and Directions: ///tonic.crinkled.topics
From the centre of the village on Crescent Road, turn left into Oak Street by the Co-op, then first left into Havelock Road. At the 2nd turn on the right you will find Holly Terrace on the left. The property is the 3rd property in the terrace.

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En Suite Bathroom



Bedroom 2



Bedroom 1



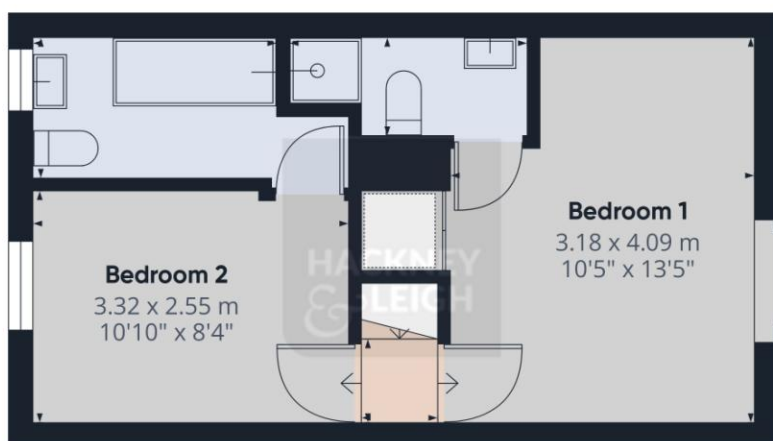
Bedroom 1



Ground Floor

Approximate total area⁽¹⁾

60.1 m²
645 ft²



First Floor

(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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