



Windermere

£275,000

12 Holly Terrace, Windermere, LA23 1EJ

This property is a renovator's dream, offering the chance to create a bespoke home or holiday let in a sought-after location. Tucked away within a tranquil residential area of Windermere, this end-of terrace cottage is a hidden gem brimming with potential.

Quick Overview

End of terrace cottage

2 double bedrooms

Close to local amenities and transport links

Opportunity to renovate

No onward chain

Useful outbuilding

Ideal permanent residence, 2nd home or holiday
let

Front patio garden

Central location yet tucked away

Ultrafast broadband available



2



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1



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Ultrafast
available



Private parking

Property Reference: W6343



Dining Kitchen



Living room



Bedroom 1



Bedroom 2

An end-of-terrace cottage with private parking requiring renovation. Located in a residential area of Windermere near local amenities and transport links.

Ground Floor consists of an Entrance Hall with stairs leading to the first floor. The dual aspect living room is bright with a bay window, a second side window, a tiled fireplace, and built-in cupboards in the chimney recess. Kitchen features wooden base units, floor tiles, a Belfast-style sink, a classic Rayburn stove, and a storage pantry. Window gives aspect to the yard.

On the first floor is a Bathroom and Bedroom 1 dual-aspect double bedroom with exposed wooden floorboards and an ornate character fireplace. Bedroom 2 is a double bedroom featuring a built-in wardrobe. The bathroom consists of bath with a Bristan electric shower, a vanity sink unit, and an airing cupboard containing the boiler.

Outside is an outhouse with utility and storage space with power, light, and plumbing for a washing machine. The garden is Secluded side patio and seating area. Private parking space located to the side of the property.

Entrance hall

Living room

Kitchen/dining room

First floor

Bedroom 1

Bedroom 2

Property information:

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

Tenure: Freehold

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

What 3 Words and Directions From Crescent Road, turn left onto Oak Street. Take the first left onto Havelock Road. At the cross roads, take the right turn. Holly Terrace is the first of the terrace row at the end of the road.

///polar.endings.obligated

Viewings: Strictly by appointment with Hackney & Leigh.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bathroom



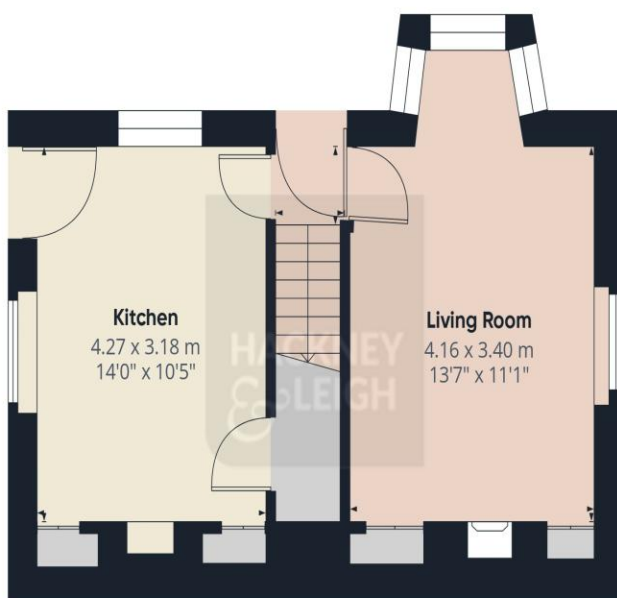
Front external



Dining Kitchen



Living room

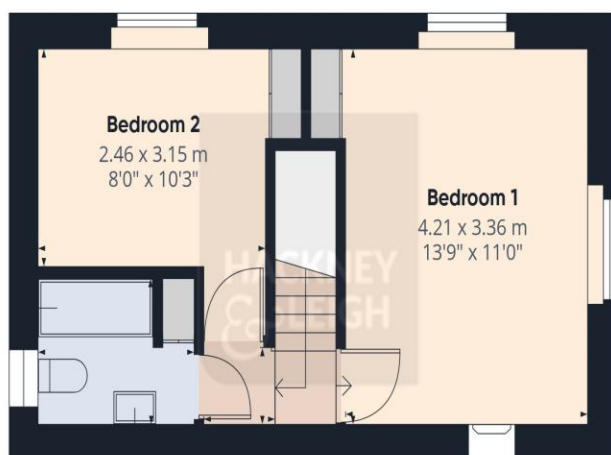


Floor 0

Approximate total area^m

65 m²

698 ft²



Floor 1

(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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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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/03/2026.

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