



Willowsmere Cottgae

Ambleside Road, Windermere, LA23 1ES

Guide Price £450,000

Willowsmere Cottage

Ambleside Road, Windermere

Willowsmere Cottage is a three-bedroom bungalow with well-proportioned accommodation together with plenty of parking, double garage, and generous gardens to the rear. Owned by the same vendors for many years, the bungalow is now ready for new owners to update, renovate and put their own stamp on it, which will make the property appealing to a wide range of buyers. The accommodation has good size living room facing south out to the garden with patio doors onto a decking area overlooking the extensive lawned gardens, the bungalow sits comfortable on its large plot with potential to extend into the garden subject to usual planning consent.

Willowsmere Cottage is close to the centre of Windermere just a short walk from the amenities of Windermere village are close by and within easy reach including shops, health centre, schools, supermarket and rail and bus stations close by providing transport links to explore the heart of the Lake District.



Accommodation

Front entrance vestibule, UPVC double glazed front door into

Hallway

Central hallway with cloak hanging space, built in cupboard housing Baxi gas central heating boiler



Living room

Fantastic dual aspect living area with patio doors to two sides allowing plenty of natural light and enjoying good views over the garden. Central to the room is a large inset electric fire-place with attractive timber surround on a slate hearth. Leading off the living room is a door through to:



Kitchen

Traditional shaker style kitchen with range of wood fronted wall and base units finished with laminate work surfaces incorporating a range of fitted equipment including stainless steel sink and drainer, four ring gas hob, integrated oven and grill combo. Built in storage cupboard housing meters, tiled floor, stable door out to the rear garden.

Bedroom One

Large double bedroom with UPVC double glazed window, radiator and built in wardrobe with sliding doors.

Bedroom two

Double or very comfortable single bedroom with UPVC double glazed window, radiator and built in wardrobes.

Bedroom three

Double bedroom with extended UPVC double glazed bay window, radiator



Bathroom

Large four piece family bathroom comprising panel bath with centre taps, walk in shower cubicle, pedestal wash basin and WC. Tiling to floor and part tiling to walls. UPVC double glazed window.



Outside

Extensive gardens to the rear with large level lawn, planted borders and both gravel and paved pathways and circular paved patio area. Leading out from the patio doors of the living room is a raised decking area offering a pleasant sunny place for evening entertaining. From the parking area and driveway there is access to the garden via gates for both vehicles and on foot. Please note the driveway is shared with the neighbouring Willowsmere Hotel, and Willowsmere Cottage owns a 10.5m x 10.5m section of the car park for parking several vehicles adjacent to the bungalow and in front of the garage and gates also a large shed which is fully insulated and has multiple power sockets.

Double Garage

Large garage with up and over door, garage widens from entry at 14' to 24' at the rear offering plenty of storage space and door at rear into the garden. Behind the garage is a Greenhouse.

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold

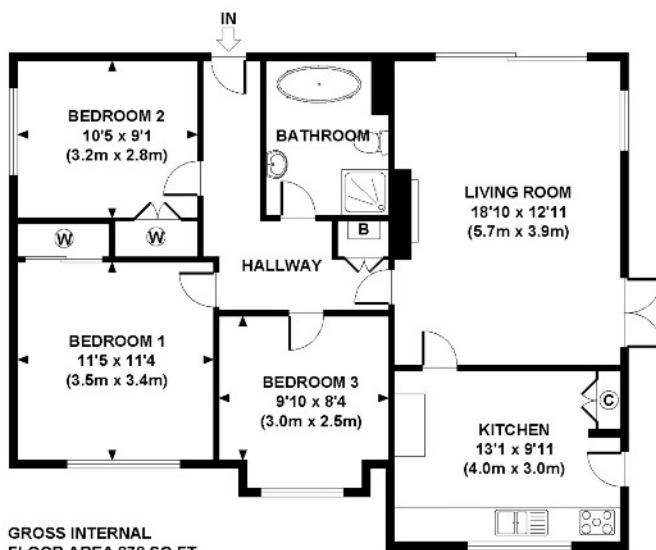
Council tax band

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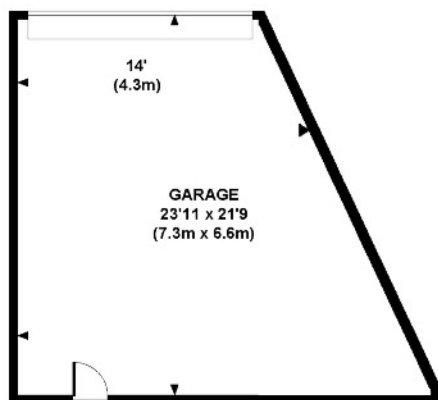
Directions

At the top of Windermere village, turn left onto the A591, Ambleside Road. Continue past St Mary's Church, go round the bend and turn left into the Willomere Hotel car park, Willomere can be seen in front of you.

WILLOWSMERE COTTAGE

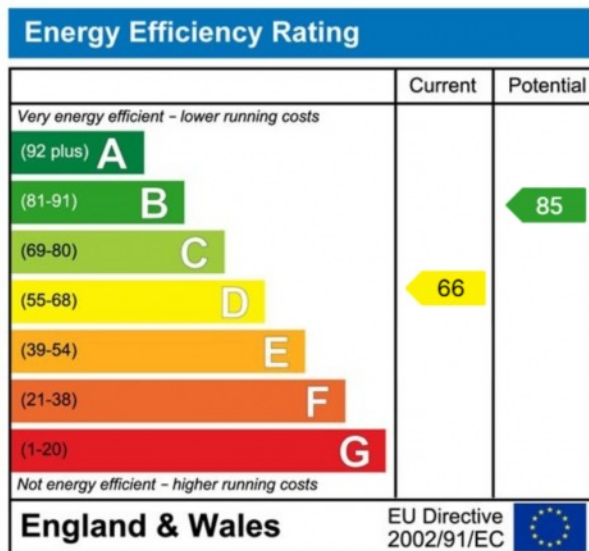


GROSS INTERNAL FLOOR AREA 878 SQ FT



GROSS INTERNAL FLOOR AREA 457 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1335 SQ FT / 124 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.2dexpert.net



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.