



# Springfield

Park View, Windermere, LA23 2BH

Guide Price £495,000







# SPRINGFIELD

## PARK VIEW, WINDERMERE

Situated in the tranquil setting of Windermere, this charming cottage is spread over two floors and is located overlooking the Queens Park recreational field, nestled in close proximity to some of the area's key amenities including a corner shop and The Mission Cafe. The ground floor welcomes you with a spacious, combined kitchen and living area which features a comfortable living room complete with underfloor heating throughout with two cosy log burners, and a contemporary shower room. The first floor is home to three good size bedrooms and another modern bathroom equipped with a bathtub. Complimenting the cottage is a courtyard garden and off road parking to the front. Springfield is currently run as a successful holiday let with Laik Luxury Holiday Cottages and is available for purchase as a going concern with contents available by separate negotiation.

Situated in a prominent location with nearby attractions including "The World of Beatrix Potter Attraction", a museum that offers an engaging journey into the works of the celebrated author and the Windermere Jetty Museum - Stories of boats and steam provides leisurely activities. Daily amenities are easily accessible with Booths supermarket close by and Windermere train station ensures easy connectivity just 15 minute's walk, while the culinary delights can be explored at Homeground Coffee + Kitchen cafe within the village. This beautifully designed and finished cottage featuring plenty of cottage characteristics balances a serene residential setting with the convenience of a central village location.



## Accommodation

From the parking spot, stone steps lead up to the front door and into the

## Entrance Hall

A pleasant reception hall full of character with tiled floor mosaic floor, dado rails, coving and ceiling rose to the ceiling and solid wood staircase and handrail finished with carpet runner. Doors from the hall lead into the living area.

## Open Plan Living and Dining Area

A fabulous open plan feel combining a sitting room area to the front enjoying views out from the bay window over the recreational field, a superb cosy lounging area centered around the inset log burning stove. The open feel flows straight through into the living dining area which has ample space for a generous dining table and chairs as well as a further seating area focused on another fireplace with inset log burning stove with adjacent alcoves with shelving and built in sideboard featuring wine fridge. French patio doors at the rear lead out to the courtyard garden. There is also a large built in under stairs storage cupboard.

## Kitchen Area

A galley style kitchen fitted with a good range of shaker base units finished with stone worktops and a selection of full height units housing the oven and microwave, fridge and freezer. The kitchen is very well equipped including induction hob, extractor hood, dishwasher and washing machine. The kitchen is well finished with brushed gold handles, sink unit and tap as well as back splashes matching the worktops.

## Shower Room

To the rear of the kitchen is a neatly fitted in shower room with shower cubicle, hand wash and WC. All finished with brushed gold accessories and trim.





## First Floor

A traditional solid wood staircase with runner takes you up to the first floor landing with lightwell providing plenty of natural light.

## Bedroom One

A stunning main bedroom spanning across the entirety of the cottage with king-size bed, two sash windows which overlook and enjoy great views over Queens Park recreational ground. The bedroom is finished with Karndean flooring, traditional style radiators and has a built in shelved cupboard.

## Bedroom Two

Another king-size bedroom with PVC sash window overlooking the rear aspect. The bedroom is finished with Karndean flooring and traditional style radiator.

## Bedroom Three

A twin bedroom with PVC sash window to the rear aspect, finished with Karndean flooring and traditional style radiator.

## Bathroom

A beautifully fitted bathroom suite, finished with attractive gold brushed traditional fittings and matching trim comprising of a raindrop shower head and hand attachment over the paneled bath, wash basin with built in under storage and WC. The bathroom is finished with tiled walls and wood paneling along with a useful heated towel radiator, mirror and wall light.







## Outside

To the rear aspect is a pleasant, enclosed courtyard garden, finished with paved patio, easy maintenance borders with shrubs and a useful storage shed. At the front of the property is a parking space for a good sized vehicle.

## Tenure

Freehold.

## Services

All mains services connected. Gas central heating and underfloor heating.

## Council Tax Band

E

## Internet Speed

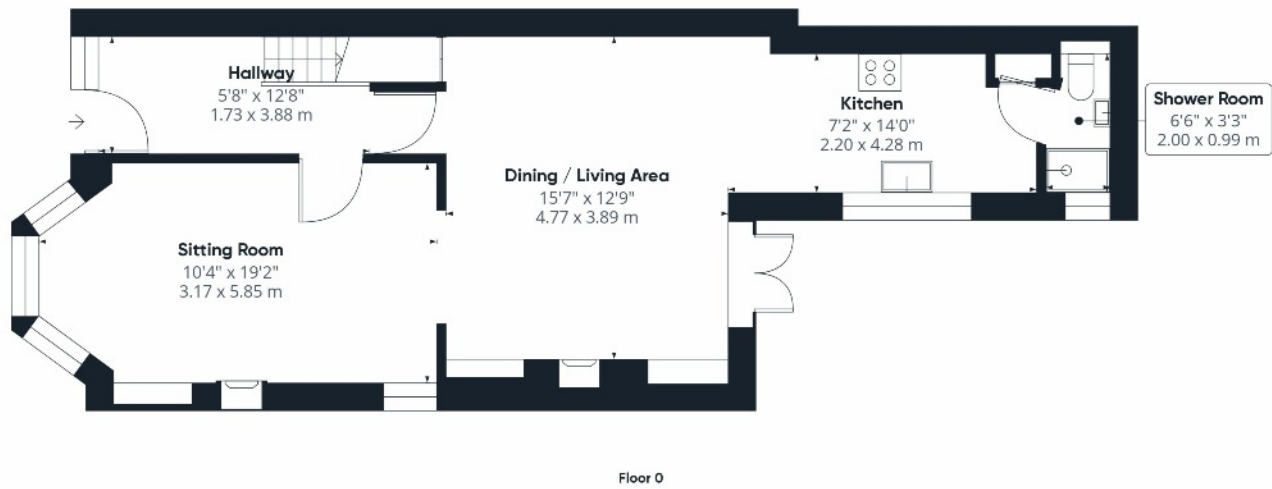
Superfast speed of 80 Mbps download and for uploading 20 Mbps available as per Ofcom website.

## Directions

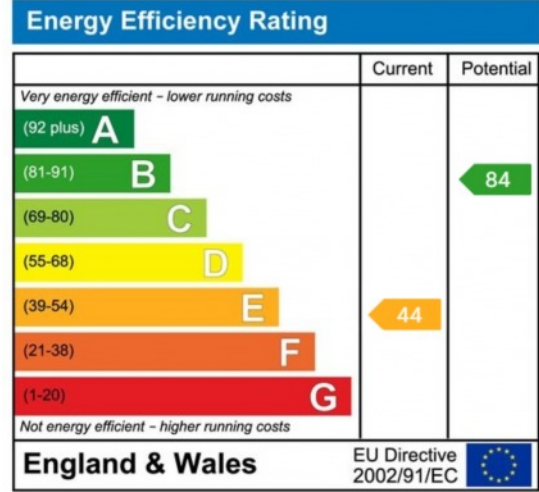
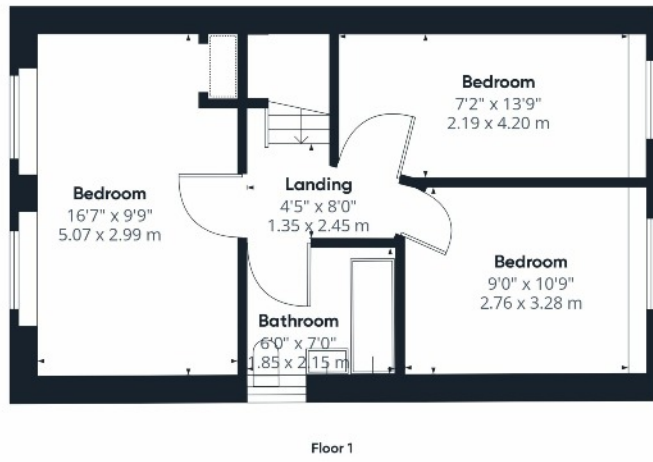
From our office in Windermere, Ellerthwaite Square take the road opposite Ellerthwaite Road and continue along this road into Park Avenue and Whinfield Road. This brings you to a T-junction with Park Road. Take a right but then an immediate left next to The Mission Café and follow this lane with the recreational field immediately on the left. Springfield is the third cottage on the righthand side down from The Mission Café.

What3words [///gold.reflector.green](https://www.what3words.com/#!/gold.reflector.green)





Approximate total area<sup>(1)</sup>  
1060.23 ft<sup>2</sup>  
98.5 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.