



## Willow Cottage, Biskey Howe Road, Windermere

Offers in Region of £550,000



Your Local Estate Agents **Thomson Hayton Winkley**



## Willow Cottage, Biskey Howe Road

Windermere, Windermere

An exciting opportunity to purchase Willow Cottage centrally located within Bowness-on-Windermere convenient for access to the many amenities available within the popular Lakeland village including shops, cafes, restaurants and bars together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services. The location offers easy access to the rest of the Lake District National Park and road links to the M6.

The beautifully presented accommodation, which is laid to four floors, briefly comprises recently installed excellent open plan kitchen, dining and living space to the ground floor with a woodburning stove. The ground floor offers a porch, entrance hall, guest lounge with original feature decorative range fireplace, delightful boot room/reading area and a bedroom with en suite shower room. There is a bedroom with en suite shower room, a generous bathroom, cloakroom and store on the first floor and the second floor offers two further bedrooms, with one having an en suite shower room. The property benefits from double glazing to the most part and gas central heating and is offered for sale with no upper chain.

Outside there is a small walled area to the front and enclosed patio garden at the rear. On street parking applies.

Tenure: Freehold

## LOWER GROUND FLOOR

### KITCHEN, DINING AND LIVING SPACE

33' 11" x 14' 4" (10.33m x 4.36m)

Double glazed door to patio, three double glazed windows, three radiators, woodburning stove to feature fireplace, excellent range of base and wall units, stainless steel sink, built in oven, electric hob with glass splashback and extractor hood over, integrated fridge, freezer and dishwasher, panelled splashbacks, recessed spotlights.

### GROUND FLOOR

#### PORCH

3' 3" x 3' 0" (0.98m x 0.92m)

Oak door with lead glass window panel.

#### ENTRANCE HALL

Radiator, fitted shelving and coat hooks to recess.

#### GUEST LOUNGE

13' 7" x 12' 0" (4.14m x 3.66m)

Double glazed window with window seat, radiator, original decorative cooking range fireplace, built in cupboards with one housing gas central heating boiler, dado rail.

#### BOOT ROOM/READING AREA

7' 3" x 6' 9" (2.22m x 2.05m)

Double glazed window, radiator, excellent range of base units, built in washer dryer, fitted storage bench, partial tongue and groove paneling to walls, fitted coat hooks.

#### BEDROOM

14' 4" x 11' 1" (4.36m x 3.37m)

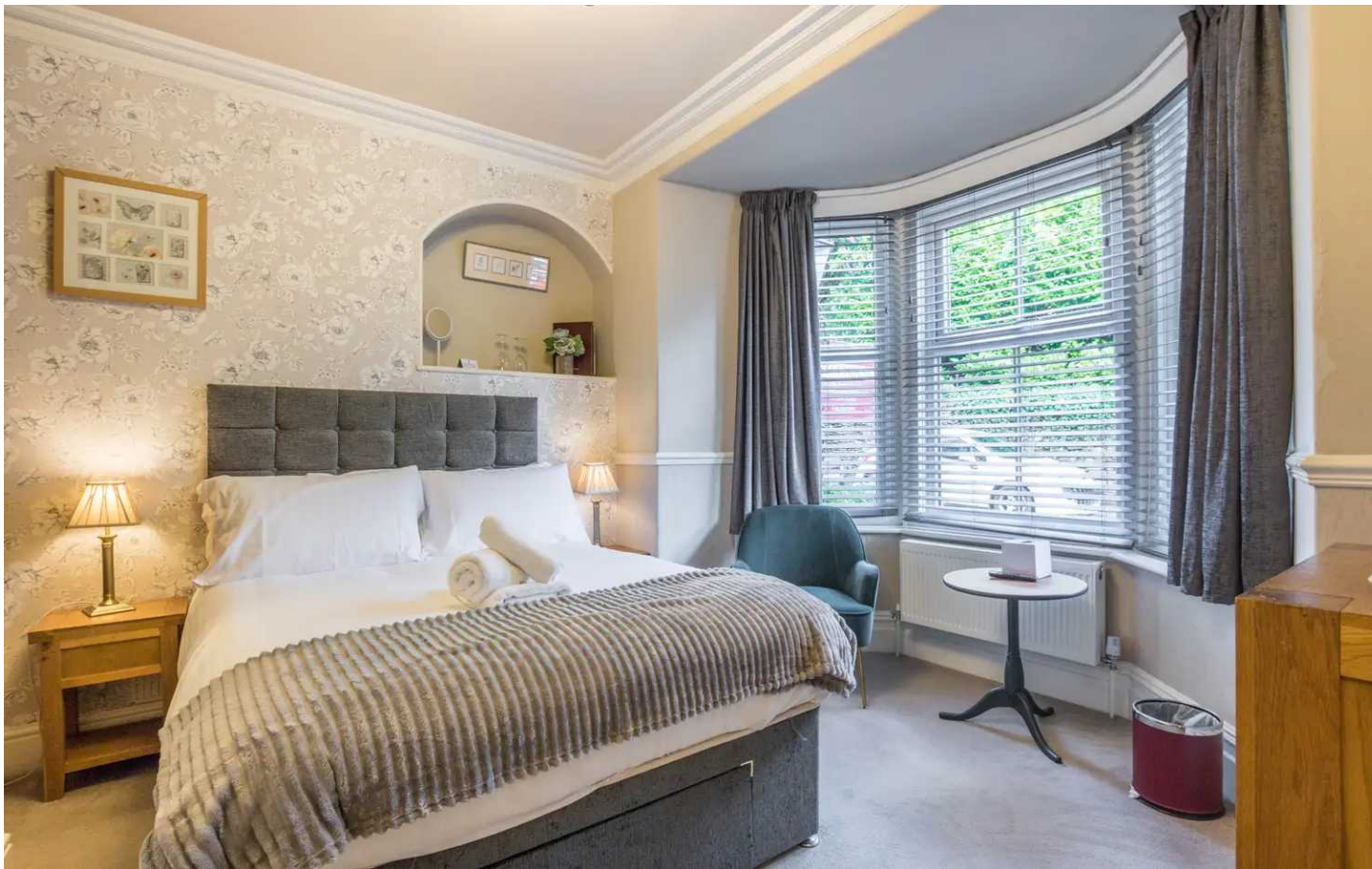
Double glazed bay window, radiator, feature alcove, cornice, dado rail.

#### EN SUITE

7' 10" x 2' 11" (2.40m x 0.89m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with thermostatic shower fitment, fitted mirror with lighting and shaver point, recessed spotlights, partial panelling to walls, fitted glass shelf.





## FIRST FLOOR

### LANDING

5' 6" x 2' 9" (1.67m x 0.85m)

Double glazed Velux window, built in cupboard, exposed beam.

### BEDROOM

14' 10" x 12' 0" (4.52m x 3.66m)

Double glazed window, radiator, built in wardrobe.

### EN SUITE

7' 9" x 2' 11" (2.35m x 0.89m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror with lighting and shaver point, recessed spotlights, extractor fan, tiling to walls, fitted glass shelf.

### BATHROOM

9' 10" x 8' 3" (2.99m x 2.51m)

Double glazed window, radiator and heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and corner bath, built in cupboards, extractor fan.

### CLOAKROOM

5' 10" x 2' 9" (1.78m x 0.85m)

Single glazed window, two piece suite in white comprises W.C. and wash hand basin, recessed spotlights, fitted mirror, partial tiling to walls.

### STORE

8' 3" x 2' 7" (2.52m x 0.79m)

Radiator, built in airing cupboard housing hot water cylinder, recessed spotlights, tiling to walls and floor.





## SECOND FLOOR

### LANDING

12' 4" x 5' 11" (3.76m x 1.81m)

Single glazed window, radiator.

### BEDROOM

14' 8" x 7' 0" (4.46m x 2.13m)

Two double glazed Velux windows, radiator.

### EN SUITE

7' 7" x 2' 9" (2.30m x 0.84m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and tiled and panelled shower cubicle with thermostatic shower fitment, fitted mirror with lighting and shaver point, recessed spotlights, extractor fan, tiling to walls, fitted glass shelving.

### BEDROOM

16' 1" x 8' 3" (4.91m x 2.52m)

Double glazed window, radiator, loft access.

### OUTSIDE

There is a small area with a well stocked wall top at the front of the house and a delightful enclosed patio garden at the rear with a power point, water supply and gated access leading to North Terrace.

### PARKING

On street parking applies

### SERVICES

Mains gas, mains electric, mains water and mains drainage.

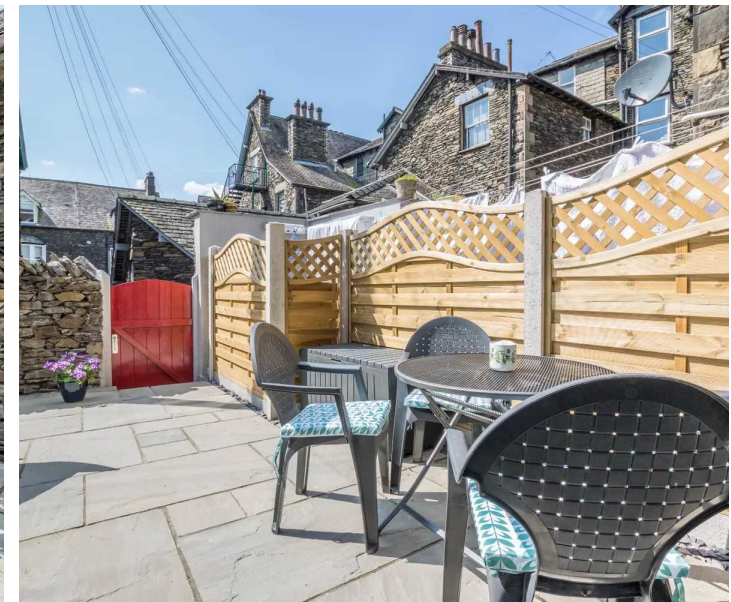
### COUNCIL TAX

Business Rates

### TENURE

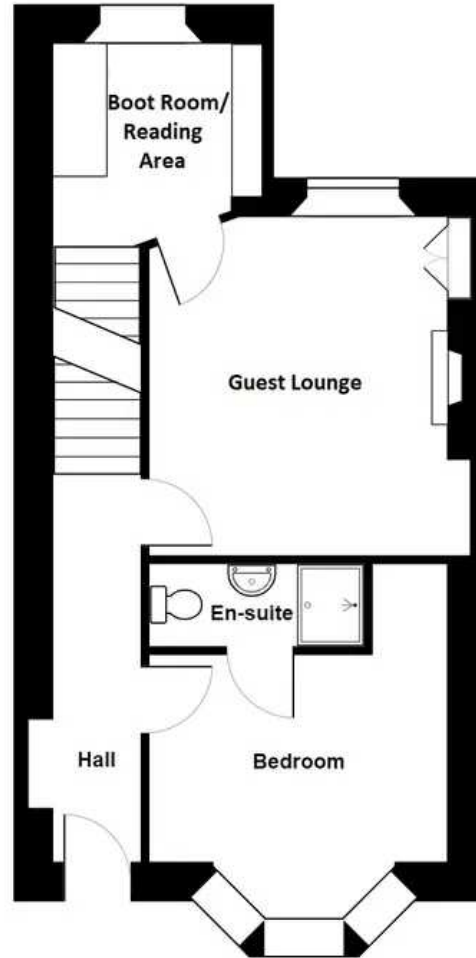
Freehold

### EPC RATING BAND F

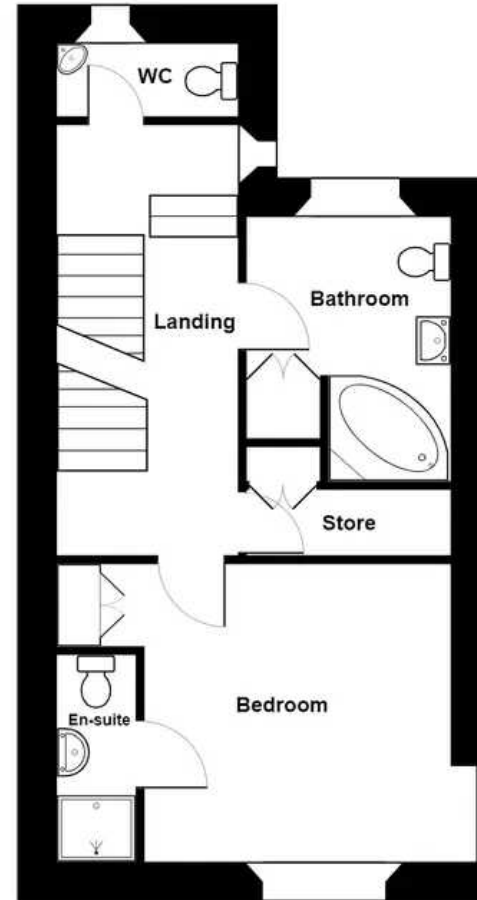




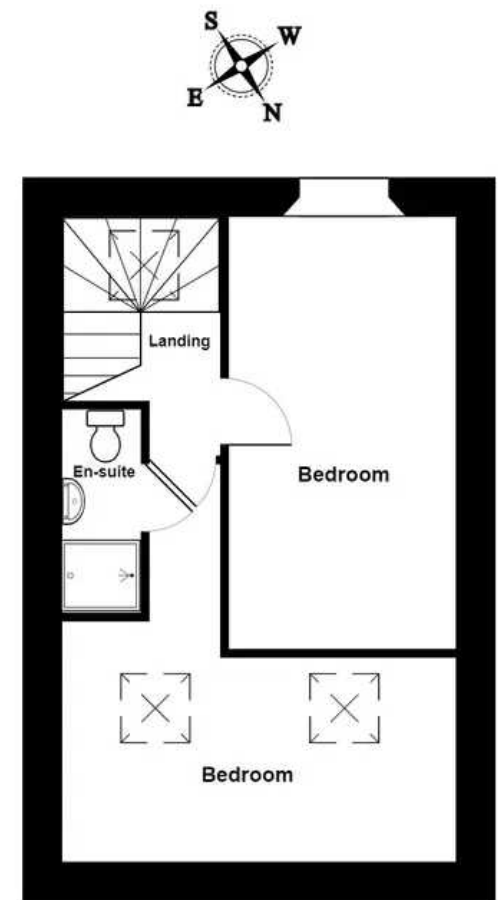
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Willow Cottage, 3 Biskey Howe Road, Windermere

Total Area: 146.6 m<sup>2</sup> ... 1578 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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