



12 High Street Terrace High Street, Windermere  
£325,000



## 12 High Street Terrace High Street

Windermere

A stunning end terraced cottage located in the busy market town of Windermere and is one of the older properties in Windermere believed to date back to the mid 19th Century. The property enjoys a secluded position being tucked away from the main thoroughfare yet has all the local shops, bars and restaurants on the doorstep.

Nestled in a prime location, this charming 2-bedroom end of terrace property offers a unique blend of character and convenience. Boasting a cosy sitting room with a multi-fuel stove, creating a warm and welcoming ambience perfect for relaxing evenings. The kitchen-diner provides a comfortable space for entertaining, with easy access to the rear yard for outdoor dining and relaxation. Journey downstairs to find two basement rooms, offering versatile usage as storage. Upstairs, two double bedrooms provide ample accommodation, while a three-piece suite bathroom offers modern convenience. Located close to the town centre and Windermere train station, residents enjoy seamless access to amenities and transportation links. With easy connections to the rest of the Lake District, this property is a gateway to exploring the natural beauty of the region. The property has been run as a successful holiday let over recent years so would be a good investment property.

Outside, a yard to the rear offers an oasis for residents to unwind and entertain. The space beckons for garden furniture, creating an inviting setting for summer barbeques or morning coffee. To the front of the property, a designated area provides the perfect spot for outdoor seating or ideal for soaking in the sun. Embrace the tranquillity and convenience of this home, surrounded by the beauty of the Lake District and offering a seamless blend of indoor comfort and outdoor charm.

- Charming end terraced property
- Two basement rooms
- Cosy sitting room with multi fuel stove
- Close to town centre
- Kitchen diner with access to the rear yard
- Rear yard
- Two double bedrooms
- Easy access to the rest of the Lake District
- Three piece suite bathroom
- Close to Windermere train station

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

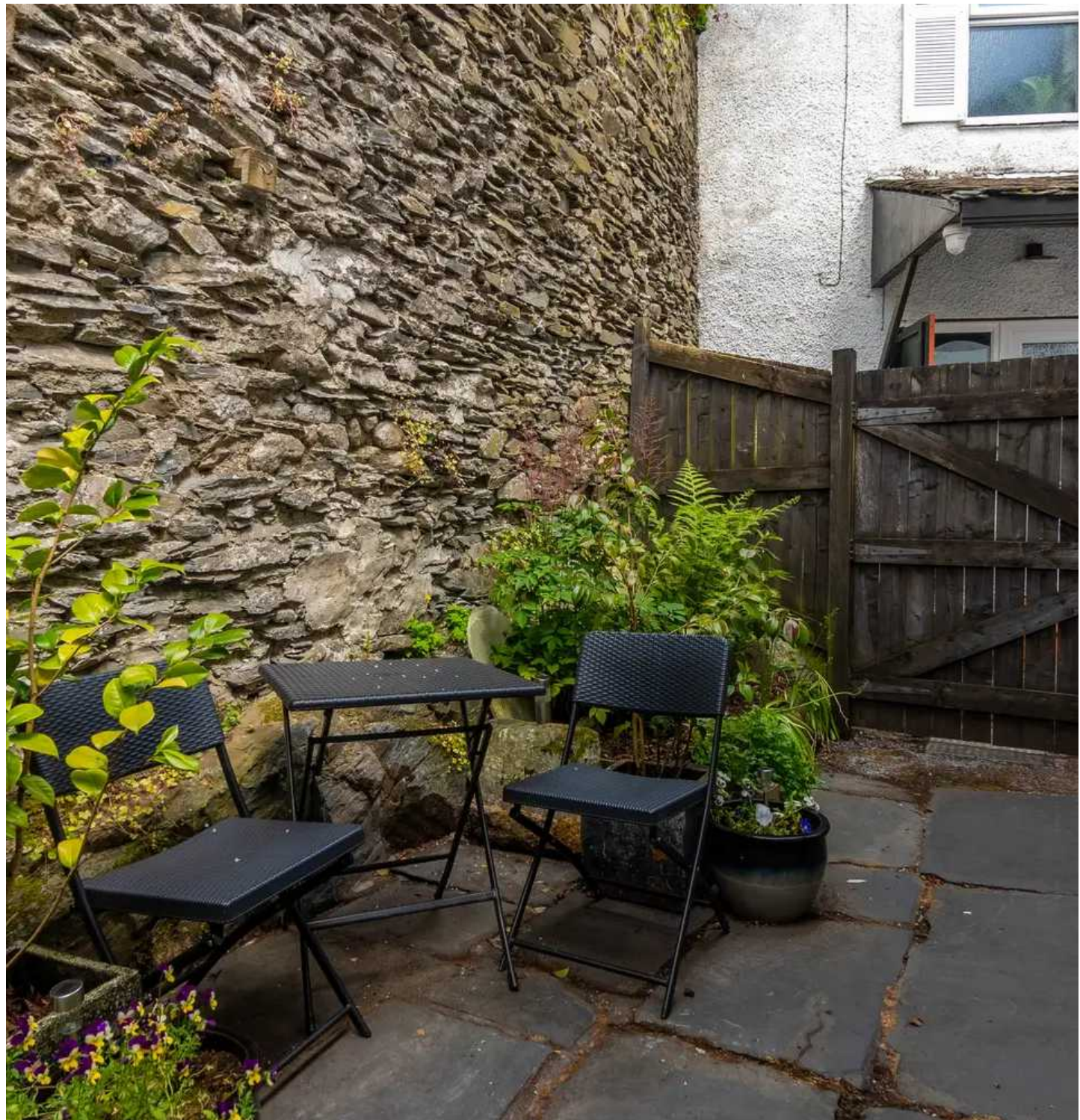
#### **COUNCIL TAX: BAND**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Windermere office head up Victoria Street and cross the road once finding Lake Lovers Lake district cottage on the left. Carry on straight across to find 12 High Street Terrace in front.

**WHAT3WORDS:**garage.rinse.cyclones





## LOWER GROUND FLOOR

### BASEMENT

13' 7" x 13' 3" (4.15m x 4.05m)

### BASEMENT

13' 7" x 7' 6" (4.13m x 2.28m)

## GROUND FLOOR

### SITTING ROOM

15' 5" x 14' 10" (4.70m x 4.53m)

### KITCHEN

13' 11" x 12' 4" (4.25m x 3.77m)

## FIRST FLOOR

### LANDING

5' 5" x 4' 4" (1.64m x 1.32m)

### BEDROOM

13' 11" x 11' 5" (4.23m x 3.48m)

### BEDROOM

12' 4" x 9' 2" (3.75m x 2.80m)

### BATHROOM

7' 11" x 4' 4" (2.41m x 1.32m)











Ground Floor



Floor 1



Approximate total area<sup>m</sup>

702.98 ft<sup>2</sup>  
65.31 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.

GIRAFFE360

## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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