



17 Meadowcroft Cottages

Bowness-On-Windermere, LA23 3JE

Guide Price £350,000

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A mid terrace three-bedroom cottage in an attractive courtyard development offering well proportioned accommodation beautifully presented and being ideal for first or second home ownership or as a commercial holiday rental. Set in the peaceful semi-rural location of Storrs Park. Built in the 1970's, this property offers good family sized accommodation over two floors, briefly comprising entrance hall, lounge /diner with a modern kitchen, three bedrooms, one with en-suite and a modern bathroom. The property benefits from UPVC double glazing, gas central heating, front garden and garage.

Conveniently situated on the edge of Bowness, Meadowcroft Cottages are set in a peaceful wooded position in the popular semi-rural area of Storrs Park. The property is within easy reach of Windermere, Marina, Yacht Club, Golf Club and varied shops, restaurants and bars in Bowness. There is a choice of schooling close by and excellent transport links with the West Coast rail line and M6, easily accessible within a short drive.



Accommodation

Entrance porch with outside cupboard. UPVC front door into an entrance hall, which has a tiled floor. Door leads through to:



Lounge/Dining Room

14'2 x 13'10 (4.32m x 4.22m) 9'8 x 8'11 (2.95m x 2.71m)

A good size room with dual aspect from a large UPVC window to the front of the property and a UPVC window and door at the rear of the room which opens out to the rear of the property. In the lounge area is a good sized family space and at the other end of the room is plenty of space for a family size dining table.



Kitchen

9'5 x 7'9 (2.87m x 2.35m)

Off the dining area is a lovely modern fitted kitchen with a good range of wall and base units in white gloss finish with laminate work tops. There is space for several freestanding appliances including dishwasher, fridge freezer and electric cooker. An understairs utility cupboard off the kitchen with space and plumbing for a washer/drier.

First Floor

Landing which has loft access

Bathroom

Modern three-piece white suite comprising bath with shower over with a glass shower screen. WC and a pedestal wash basin. Tiling to floor and walls and part tiled walls, heated towel rail, and UPVC window with obscure glass.

Bedroom One

10'11 x 8'8 (3.33m x 2.63m)

Double bedroom with built in cupboards that go up and over the bed, TV point, a UPVC double glazed window overlooking the rear of the property.

En-Suite

A modern en-suite shower room, with good size walk in shower, WC and hand basin with storage under.



Bedroom Two

12'2 x 10'11 (3.70m x 3.33m)

A good size double bedroom, located at the front of the property with UPVC double glazed window.

Bedroom Three

9'2 x 6'9 (2.79m x 2.07m)

Front single bedroom with built in wardrobe, and a UPVC double glazed window overlooking the front of the property.

Outside

Single garage within a block of garages with up and over door a few minutes' walk away from the property. Parking spaces for vehicles in the front of the property. Communal areas to both the front and back with space for table and chairs.

Directions

From our Windermere office take New Road towards Bowness, follow the main road through Bowness passing the steamer piers. Continue on the A592 towards Newby Bridge passing the car ferry turning and opposite the turning for the Windermere Marina take a left turn onto Meadowcroft Lane. Continue along the lane turning right into the development where No: 17 can be found on the left-hand side with parking at the front.

Whatthreewords: ///once.founders.speeded

Services

Mains water, gas and electricity. Mains drainage

Tenure

The freehold for Meadowcroft Cottages is owned by the management company Meadowcroft Cottages Management Storrs Park (of which each cottage owner is a shareholder) and all the cottages are on a renewable 200 year lease from 1974. The established and well run management company is responsible for the upkeep of the communal grounds including driveways, gardens and external painting. A service charge is payable in November of each year, for the period 2023/2024 this is £650 for the year.

Internet Speed

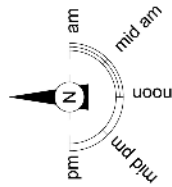
Superfast speed of 47 Mbps download and for uploading 8 Mbps as per Ofcom website.

Council Tax Band

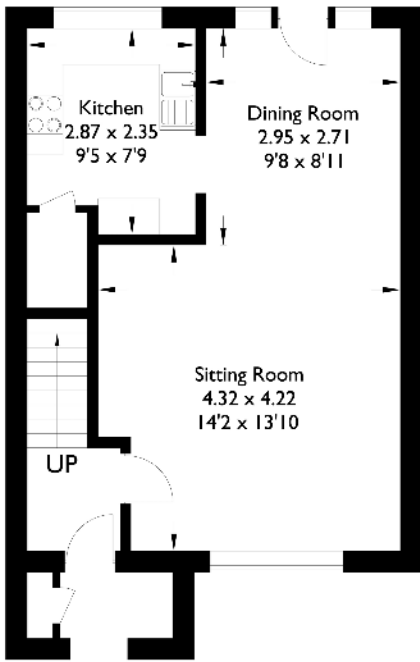
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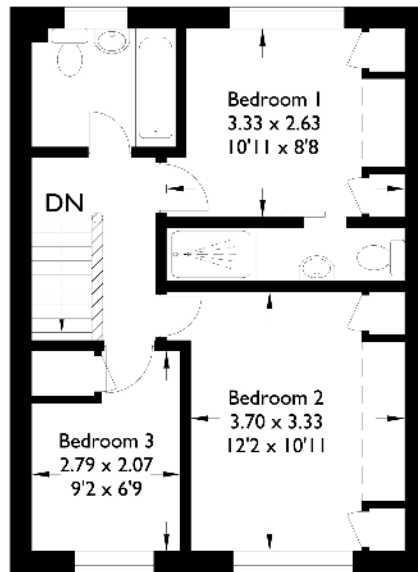
Approximate Gross Internal Area : 78.43 sq m / 844.21 sq ft
 Total : 78.43 sq m / 844.21 sq ft



--- Restricted Head Height



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

