



Knothole

26 Upper Oak Street, Windermere, LA23 2LB

Guide Price £365,000

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Appearances can be very deceptive and this is one case of just that – an unassuming three storey traditional Victorian cottage when viewed from Upper Oak Street, stone built under a slated roof in the style of many Lakeland cottages but from the side and outside it has so much more to offer, and that's before we tell you all about the great setting, right at the end of this cul-de-sac with Mill Beck flowing past the end of the garden and bordering the leafy outreaches of Queen's Park.

Built around the 1890s, the quirky and interesting well proportioned accommodation has some original Victorian character features and is set over three floors. It provides two reception rooms, a dining kitchen and rear porch/utility room, three bedrooms (two doubles and a single) and a house bathroom. Being end terrace, there are gardens to three sides (the side garden faces south east and is a lovely sun trap. There is also the advantage of a single garage which also has ample storage space.

Knothole has gas fired central heating and PVC double glazed windows. Most of the internal joinery (panel doors, skirting boards, architraves) is stripped and varnished wood. There are chrome switch and socket plates in the majority of rooms. Suitable as a main, second home or for holiday letting, the accommodation would suit one, two or more.

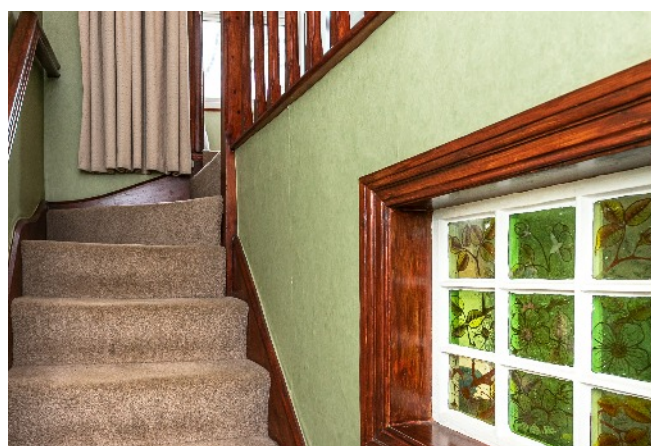




Location

If you're looking for a central location then Oak Street and Upper Oak Street will be hard to beat. Accessed off the one way system it's within walking distance of all that Windermere village has to offer; there are plenty of shops and local services, including doctors, dentists, opticians, hairdressers and barbers. Within the village there is a choice of three super markets (Co-op, Sainsbury's and Booths) and the Post Office. Primary schools are within walking distance (St Martin's and St Mary's COE Primary School, Goodley Dale Community Primary School and St Cuthbert's Catholic Primary School) with secondary school at The Lakes School, Troutbeck Bridge. There are lots of walks from the house including Orrest Head and School Knott if you fancy a gentle local climb.

The house looks out to a lovely leafy part of Queen's Park, a great multi purpose recreational facility right in the heart of this Lakeland town that's popular with all ages, much valued locally and greatly used. As well as the playing fields and regular sports fixtures there is a children's play park for younger children, a skate park for slightly older ones and for everyone else, tennis courts, bowls' green and a martial arts school.



Accommodation

Ground Floor

A wooden and part glazed front door, over which is an open porch, leads into

Entrance Hall

Vinyl flooring, spot light track and decorative Victorian corbels.

Dining Room/Second Sitting Room

12'10 x 12'10 (3.92m x 3.90m)

A cast iron stove sits on a slate hearth with a Delta electric stove, a small internal feature window onto the staircase with coloured glass. Dual aspect windows with outlook to garden and coving to ceiling. Leading to the kitchen the downstairs area is open plan providing easy access storage. There's space here for a fridge (Zanussi).

Kitchen

11'7 x 9'2 (3.54m x 2.80m)

Vinyl fronted base and wall units provide good storage with laminate worktops and colourful continental sized splash back tiles. Over the Whirlpool integrated hob is an extractor fan and light with a NEFF oven under. Plumbing for a washing machine (Beko) and dishwasher (Indesit). Stainless steel sink unit, ceiling spotlights and a cupboard housing the Concord central heating boiler. Laminate flooring.

Rear Porch/Utility Room

PVC door to garden and side window, a useful room where the vendors house a tumble drier (Beko) and fridge freezer (Zanussi).

First Floor

Landing

The landing extends into the oriel window. A lovely architectural feature when viewed from outside. The vendors have an easy chair here and find it a lovely spot for a quiet read or to sit and simply watch the world go by in the park. Spot light track.



Sitting Room

13'2 x 11'8 (4.02 x 3.56m)

Occupying a corner position is the fireplace, a lovely feature with a window either side on two elevations one of which provides a lovely aspect out to the trees and park. The Morso Squirrel wood burning stove sits on a slated hearth with a stained wooden mantle shelf. There are stained wooden window cills and an unusual chrome finish radiator. TV point and picture rail.

Bedroom Three

10'0 x 6'10 (3.04m x 2.08m)

Stripped and varnished floor boards add character and there's a wash basin with splash back tiling.



House Bathroom

Three piece white suite of bath with shower over, pedestal wash basin and loo. Heated towel rail, wall mirror, obscure glass in the window for privacy and a laminate floor.

Second Floor

Landing

There's a view over to the park and a loft hatch.



Bedroom One

14'0 x 11'8 (4.26m x 3.56m)

Situated to the front of the house with a reproduction cast iron fireplace having a pine surround and tiled hearth which makes a striking feature. Pedestal wash basin with light, stone splash back tiling and a medicine cabinet. A second feature chrome radiator and laminate flooring. Airing cupboard housing a hot water cylinder with an insulating jacket and slatted storage shelves for storage.

Bedroom Two

13'1 x 12'6 (3.99m x 3.80m)

Situated to the rear of the house with an original cast iron bedroom fireplace and stripped, stained and varnished floorboards, complemented by a wooden window cill. Pedestal wash basin with light and splash back tiling.

Please note – in the adjacent cottage which has a similar layout the owners have modified the layout between the bedrooms and the airing cupboard and been able to create an ensuite shower room, including toilet and sink. Buyers should make their own enquires as to feasibility and costs in this regard.



Outside

Approached from Upper Oak Street there is a gate with a sign carved "Knothole". Four steps lead down to the front garden bordered by a Lakeland stone wall and laid with slate chippings for ease of upkeep. A striking twisted hazel tree is planted here.

A gate leads to the main garden area which lies to the side and rear of the garden - a lovely sunny spot bordered by a hedge, fence and Mill Beck. A non slip deck has been laid for a seating area and there are limestone chippings over the remainder for ease of upkeep and your pots. The vendors have loved this space for sitting and eating out in the warmer months with the sound of the stream in the background. A log store is here to keep fuel for the stove inside. Outside lighting.

The garage forms the westerly boundary with a PVC side door, two obscured glass windows as well as an up and over door.

Internally there is power and light. To the side of the garage is a pedestrian gate to the back lane.

Directions

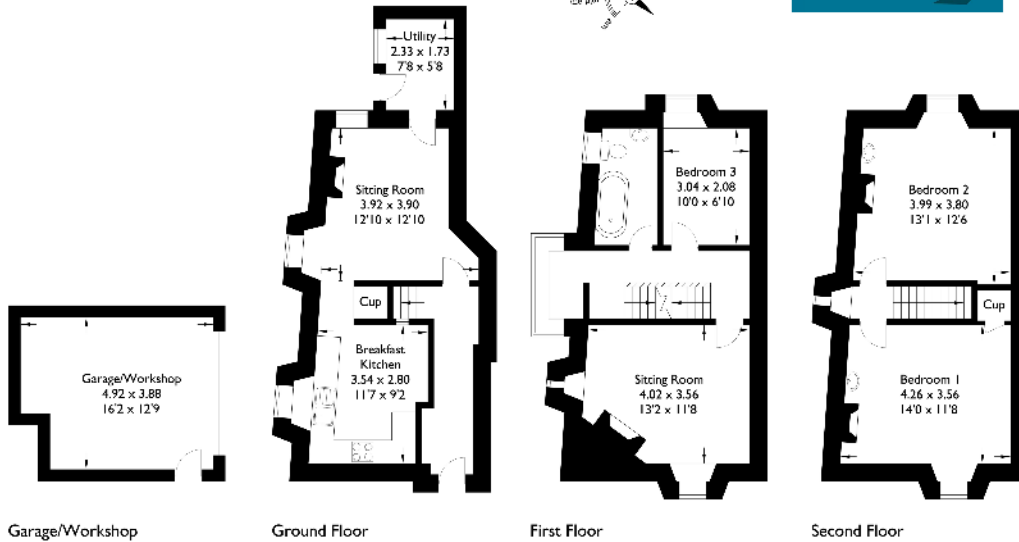
Use the postcode LA23 2LB on Sat Nav with reference to the directions below:

From the one way system in Windermere village turn left immediately before the Co-op onto Oak Street (proceeding straight ahead this then becomes Upper Oak Street). Proceed right to the very end – Knothole is No.26 and the very last house on the right. There's on street parking. The garage is to the rear and accessed either off Woodland Grove or the small side lane off Upper Oak Street.



26 Upper Oak Street

Approximate Gross Internal Area : 110.91 sq m / 1193.82 sq ft
 Garage/Workshop : 18.01 sq m / 193.85 sq ft
 Total : 128.92 sq m / 1387.68 sq ft



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.

Services

Mains water, gas, water and electricity. Gas fired central heating to radiators. Security alarm.

Tenure

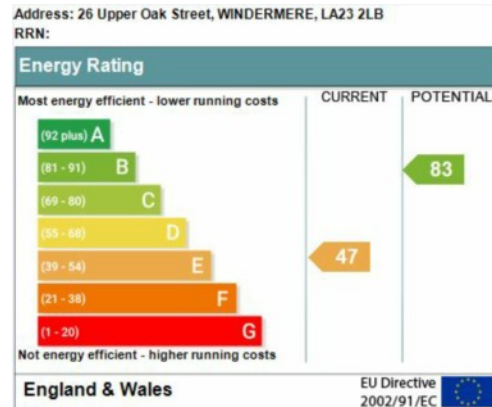
Freehold

Local Authority & Council Tax Band

South Lakeland District Council – Band D

Please Note

Carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed are all included in the sale. The main items of furniture are also all included in the sale, with the exception of the coffee table in the first floor sitting room. The second floor bedroom fireplaces are features only and are not in use.



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.