



Tiggy Winkle Cottage

48 Main Road, Windermere, LA23 1DX

Guide Price £485,000

Tiggy Winkle Cottage

48 Main Road, Windermere

Situated in a convenient and prime location in the heart of Windermere village this picturesque attractive mid-terrace traditional Lakeland stone built cottage comprises of a fabulous open plan living space, formal dining room, three double bedrooms, one with en-suite and a splendid house bathroom.

Tiggy Winkle Cottage offers a excellent opportunity to purchase a highly lucrative and rated holiday let investment property set in the Lake District National Park which has recently been given UNESCO world heritage status. Situated in a convenient and prime location in the heart of Windermere village this picturesque attractive mid-terrace traditional Lakeland stone built cottage has plenty of character and has in the recent years undergone extensive renovation and modernization to create what is now a stylish and contemporary yet characterful holiday let. The accommodation comprises of a fabulous open plan living space, formal dining room, three double bedrooms, one with en-suite and a splendid house bathroom. A picturesque garden to the front of the cottage with pleasant patio area and at the rear is a delightful courtyard garden offering a beautiful space for alfresco dining, with parking available on the street and nearby car parks with a permit. The present owners have upgraded the property throughout, including new PVC double glazed sash windows and French doors out into the garden, renovated kitchen and has been redecorated.

The property is very conveniently located lying within yards of the bustling and popular village of Windermere offering a very convenient central location with the shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.

This is the perfect property for investors looking for a holiday let with the contents available by separate negotiation It is currently being used as a holiday cottage and successfully let through Lakeland Retreats. There are financial projections available upon request.





Accommodation

Entrance Hall

Upon entering the property, the entrance hallway offers a pleasant traditional entrance space with a radiator. The first room you come to is the dining room.

Dining Room

A spacious room with a large PVC sash window, original wood flooring, stone mantel piece and alcove storage cupboards with stripped doors. With space for a large dining table for six this room has many uses and space for alternate furniture.

Sitting Room

Situated at the end of the hallway the bright and airy lounge is just after the stairway leading to the first floor. The sitting room is a characterful room, with original stone floors, central log burning stove set under a stone mantel piece and alcove storage cupboards either side. Opening onto the rear courtyard garden, newly installed PVC French doors provide plenty of light and views straight out to the garden, the room has a warm and welcoming feel and opens into the traditional kitchen.

Kitchen

The renovated kitchen has a range of shaker style wall and base units, finished with a new work top and sink unit. Fitted with a double oven, gas hob, extractor hood and glass and tiled splash back. The kitchen has all the modern conveniences including a washer/dryer and houses the gas central heating boiler.





Lower Ground Floor

Traditional stripped door from the sitting room leads to stairs down to bedroom.

Bedroom Three

Leading off the lounge steps leads down to the lower ground floor, with has the third double bedroom. Featuring reclaimed original beams, wooden flooring and an en-suite shower room, this room also has built in storage.

First Floor

Stone slate stairs from the entrance hall with LED lighting lead to the first floor and landing give access to the bedrooms and house bathroom.

Bedroom One

On the first floor, the master bedroom is positioned to the front of the cottage. Featuring original wood flooring and built-in wardrobe space the beautifully decorated bedroom is a bright space generous main bedroom.

Bathroom

The family/house bathroom benefits from a paneled bath with central taps and a shower over the bath, with glass screen, heated towel rail, WC and vanity wash basin. The bathroom is attractively finished with tiled walls and wooden flooring.

Bedroom Two

The second guest bedroom has twin beds and features original wood flooring and built-in cupboard space over the stairs. The PVC double glazed window to the rear overlooks the garden area.





Outside

The outside of the property has a picturesque traditional Lakeland stone look with neatly maintained front garden with well-established plants. To the rear, the patio garden is a large paved area, with border plants, pond and water feature. South and West facing the patio is a real sun trap, offering ample space for outside table, chairs, and BBQ. There is also an outside store which is great for storing bikes.

Directions

From our office in Ellerthwaite Square in Windermere, head into the village on Main Road. Staying on the same side of the road, continue for 200 yards passing Homeground and Sainsburys. The row of traditional stone cottages is located on the left hand side with Tiggy Winkle being the third cottage finished in traditional Lakeland stone.

Whattthreewords: ///fond.overheat.answer

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

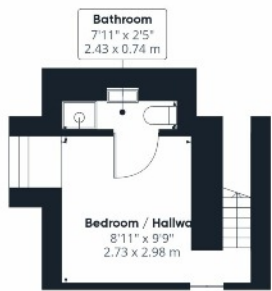
Internet Speed

Superfast speed of 76 Mbps download and for uploading 19 Mbps as per Ofcom website.

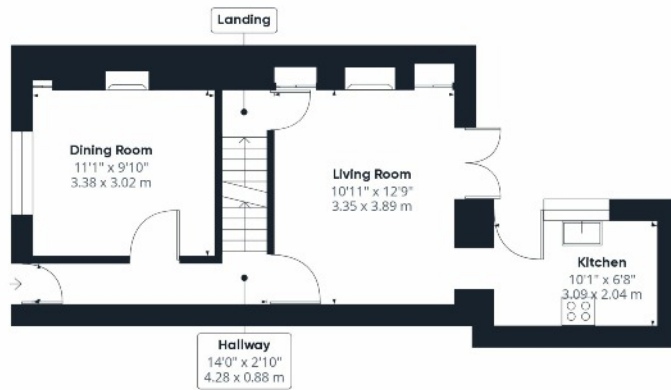
Rateable Value

£5100. Currently benefit from Small Business Relief and pay £0.





Floor -1



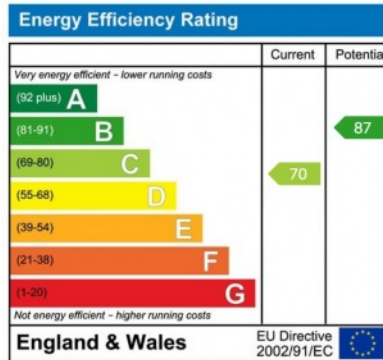
Floor 0

Approximate total area⁽¹⁾

864.66 ft²
 80.33 m²



Floor 1



(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

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.

