



5 Caxton House

15 Church Street, Windermere, LA23

Guide Price £185,000

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5 Caxon House is a spacious two-bedroom occupying the lower ground floor of a large traditional building which has been divided into flats, with its own private entrance, nestled in the heart of Windermere. This flat offers a great opportunity for someone to redesign and put their on stamp on it. Accommodation comprises of entrance hallway, two double bedrooms, bathroom, sitting room and kitchen dinner. Outside there is parking for one small car.

Windermere is renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes drive from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail. For nature enthusiasts, Orrest Head with its popular view of Lake Windermere is accessed directly opposite the property and offers a rewarding challenge. Alternatively, the numerous lower paths and lakeside walks provide a more leisurely exploration of the surroundings. Adding to the allure, a plethora of local attractions and country houses enrich the overall visitor experience.



Accommodation

Steps lead down to the front door which is a private entrance and opens up into the hallway.

Hallway

A central hallway that gives access to all rooms.

Sitting room

A large light, spacious sitting room with a large window and a radiator. There are some original features in this room including ceiling rose and coving. A coal fire takes pride of place with an oak surround and decorative tiled inserts and a hearth with quarry red tiles. A door into a good size walk in storage cupboard.



Kitchen/diner

A traditional style kitchen with beams offering a good range of wall and base units including display units with lead glass doors in oak. Two street level windows with obscure glazing. A 4 ring electric hob with extractor fan above and oven below. A stainless-steel sink unit and drainer fridge, freezer and dishwasher with plumbing for washer. To the far end of the kitchen there is space for a 4-seat dining table



From the hallway

Bedroom 1

A double room with a cupboard which houses the Logistic gas boiler. A walk-in wardrobe with a hanging rail is a great addition offering ample storage. UPVC window and radiator.

Bedroom 2

Currently used as a twin room, with a UPVC window and a radiator.



Bathroom

A fully tiled bathroom, with three piece white suite comprising of jacuzzi bath with shower over, WC and pedestal hand basin. There is a window with obscure glass and a radiator.

Outside

Private parking at the side of the property offering parking for one car.

Services

All mains connected.

Tenure

Leasehold with over 900 years left on the lease.

Internet Speed

Standard speed of 13 Mbps download and for uploading 1 Mbps as per Ofcom website.

Council Tax Band

B

Directions

From our Windermere Office head through the village and just before the junction with the A591 (Church Street) take right hand turn on a back lane from Elleray Road opposite the Grey Walls Hotel.

Whatthreewords: ///toned.supplied.engrossed





Approximate total area⁽¹⁾
 751.08 ft²
 69.78 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

(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.

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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.

