



5 South Terrace

Bowness-on-Windermere, LA23 3BH

Guide Price £330,000

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Bowness-on-Windermere

5 South Terrace offers an excellent opportunity to purchase a perfectly positioned 2 bedroom cottage set in the Lake District National Park and UNESCO world heritage site. Located on a side street in the heart of Bowness village this traditional Lakeland stone built cottage has plenty of character and has in the current ownership undergone extensive renovation and modernization to create what is now a stylish yet characterful holiday home. The accommodation comprises of a fabulous sitting room, formal dining and living room with large lakeland stone fireplace, fully fitted and equipped kitchen, downstairs toilet, two double bedrooms, and a recently installed splendid house bathroom. The front of the cottage fronts the street with permit parking for residents only and to the rear is a pleasant patio area offering a private space for alfresco dining. The present owners have upgraded the property throughout, including new PVC double glazed windows and doors, renovated kitchen and bathroom and new boiler.

The property is very conveniently located lying within yards of the bustling and popular village of Bowness 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, equally the cottage would make a perfect holiday home, weekend retreat or permanent home.





Accommodation

A glazed PVC front door leads into a entrance hallway with hard wearing carpeted area and finished with inset spot lights and radiator.

Sitting Room

A cosy sitting room with central stone fireplace with inset electric fireplace, finished with picture rail and a sash style PVC window to the front aspect.



Kitchen

A well fitted and equipped kitchen with a range of base and full height shaker style units, finished with a laminate work top incorporating a stainless steel sink and drainer, gas hob, electric oven with extractor hood over, built in fridge, washing machine and dishwasher and space for a dryer. The kitchen is finished with a tiled floor and tiled back splashes, dome ceiling lights and PVC windows and door out to the patio courtyard.



Dining/ Living Room

A good size living area with ample room for a formal dining table and chairs. Central and focus of the room is a beautiful exposed Lakeland stone fireplace which has an impressive stone lintel and open fireplace behind an inset electric stove. There is a PVC sash style window to the rear aspect looking out into the patio courtyard. There is access to a walk in cupboard under the stairs.



Cloakroom

To the rear of the kitchen, formally an outhouse before the current vendors extended into it in 2009, the downstairs toilet facility has a low suite toilet and hand wash basin and features half tiled walls, heated towel radiator and houses the gas central heating boiler.

First Floor

Stairs from the front hallway lead to split level landing.

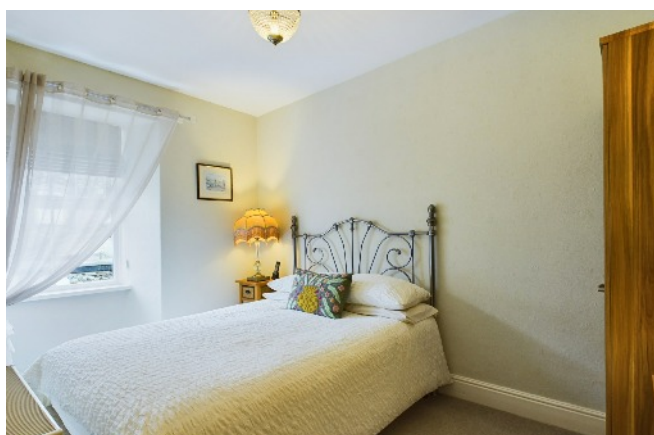
Bedroom One

A good size double bedroom with PVC sash style window to the front aspect with blinds. The bedroom has a built cupboard/wardrobe over the stairs.



Bathroom

Renovated in 2018, this attractively fully tiled suite comprises of a panelled bath with chrome shower attachment and taps, WC and vanity wash basin with built in storage under. The bathroom has inset spot ceiling lights, a PVC window and extractor fan.



Bedroom Two

A comfortable double bedroom with PVC sash style window to the rear aspect with blinds. Ample space for wardrobes.



Outside

To the front of the property is a small garden border and steps to the front door. At the rear of the property is a stone paved patio courtyard ideal for an outside seating area. There is a rear composite gate leading out into a rear access lane. The property owner can apply for a parking permit to park on the street in front of the property as well as a further permit for visitors.

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

C

Internet Speed

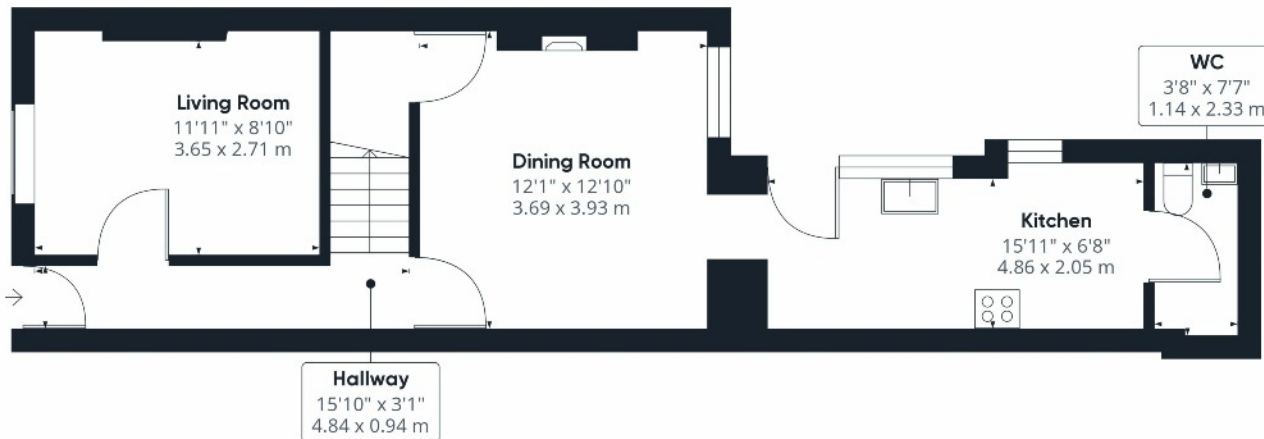
Superfast speed of 76 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

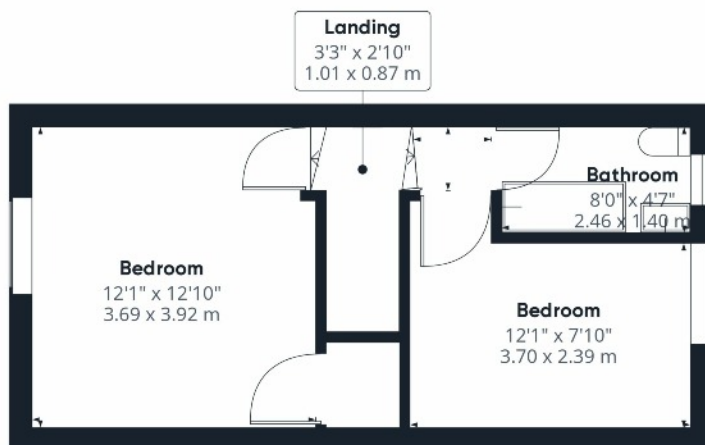
From our Windermere office proceed down New Road towards Bowness, continue into Bowness and take a left turn opposite the Royalty Cinema into South Terrace, Nutkin Cottage can be seen on the right hand side.

Whatthreewords; ///awesome.speedily.actors





Floor 0



Floor 1

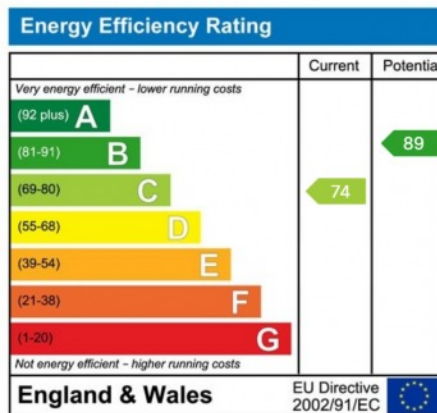
Approximate total area⁽¹⁾
 812.68 ft²
 75.5 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.