



Windermere

£475,000

Giddy Goose, 20 Birch Street, Windermere, LA23 1EG

Within easy reach of the shops, supermarkets, cafes, bars and restaurants of Windermere village, this characterful stone and slate end terrace cottage is a perfect location for those who wish to enjoy the location on foot. Arranged over 4 floors and having 2 reception rooms, 4 bedrooms (one with en suite) and useful cellar, this is not only a sizeable property but one which is quietly tucked away offering an enclosed garden space and off road parking. An ideal holiday let investment, 2nd home or permanent residence.

Quick Overview

Traditional stone and slate end terrace
 4 double bedrooms
 2 reception rooms
 Spacious kitchen
 Useful cellar storage
 Arranged over 4 floors
 En suite, bathroom and 2 WC's
 Peacefully tucked away but walking distance to shops
 Off road parking
 Ultrafast broadband available*



4



3



2



TBC



Ultrafast
available



Off road parking

Property Reference: W6377



Living Room



Living Room



Dining Room



Kitchen

The property has a useful tiled entrance porch, ideal for muddy shoes and boots. Once inside the entrance hall provides access to both reception rooms and stairs head to the first floor.

Upon entering the Living Room you are greeted with character and features including stripped pine floorboards, coving to ceiling, a double glazed bay window, alcoves to chimney wall and a focal point marble fireplace with oak hearth. An additional reception room provides space for formal dining and has double doors to the garden, a built in dresser and tiled floor. There is access to the cellar where there is a useful store and additional space for further storage/workshop etc.

The kitchen is both spacious and light filled and offers a range of wall and base units with granite effect worksurface with inset single sink unit. There is a 4 ring electric hob with extractor hood over and tiled splashback, built in oven, plumbing for washing machine and recess for dishwasher. Tiled floor throughout, dual aspect and door to garden.

At first floor level there are 2 bedrooms, Bedroom 1 is a spacious double with a built in cupboard and a dual aspect. It benefits from an en suite and includes a shower cubicle, WC and vanity wash basin, tiling to walls and extractor fan. Bedroom 2 has a rear aspect and is a smaller room which would easily adapt to study, playroom if required.

Adjacent the contemporary bathroom offers a 'P' shaped bath with electric shower over and vanity wash basin. Wood effect flooring is fitted and a wall mounted electric heater. Tiling to walls and window. A separate WC is located next door.

At second floor level there is a WC and two good size double rooms (some restricted headroom), both with vanity wash basins fitted.

Externally, there is a wrap around garden to two sides which offers a pleasant area in which to relax. In main it has chippings and a patio area with mature borders and trees creating privacy and an oasis in which to enjoy entertaining and dining al fresco. Adjacent there is off road parking for 1/2 vehicles beyond the gate and accessed via Salisbury Place (off Birch Street).

Accommodation: (with approximate measurements)

Entrance Porch:

Entrance Hall:

Living Room: 14' 2" x 12' 8" (4.32m x 3.86m)

Dining Room: 14' 4" x 10' 1" (4.37m x 3.07m)

Kitchen: 14' 0" x 10' 8" (4.27m x 3.25m)

Cellar store 8' 5" x 7' 10" (2.57m x 2.39m)

First Floor Landing:

Bedroom 1: 14' 4" x 9' 3" (4.37m x 2.82m)

En Suite Shower Room



Bedroom 1



Bedroom 3



Bedroom 2



Bathroom



Bedroom 3



Bedroom 4

Bedroom 2: 8' 6" x 8' 3" (2.59m x 2.51m)

Bathroom:

WC

Second Floor Landing:

Bedroom 3: 14' 3" x 12' 9" (4.34m x 3.89m)

Bedroom 4: 14' 3" x 8' 2" (4.34m x 2.49m)

WC

Property Information:

Services: Mains gas, water and electricity. Gas fired central heating to radiators.

Tenure: Freehold

Rateable Value: Westmorland and Furness Council - Current business rateable value is £4,300 per annum however the property is subject to business rate relief.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

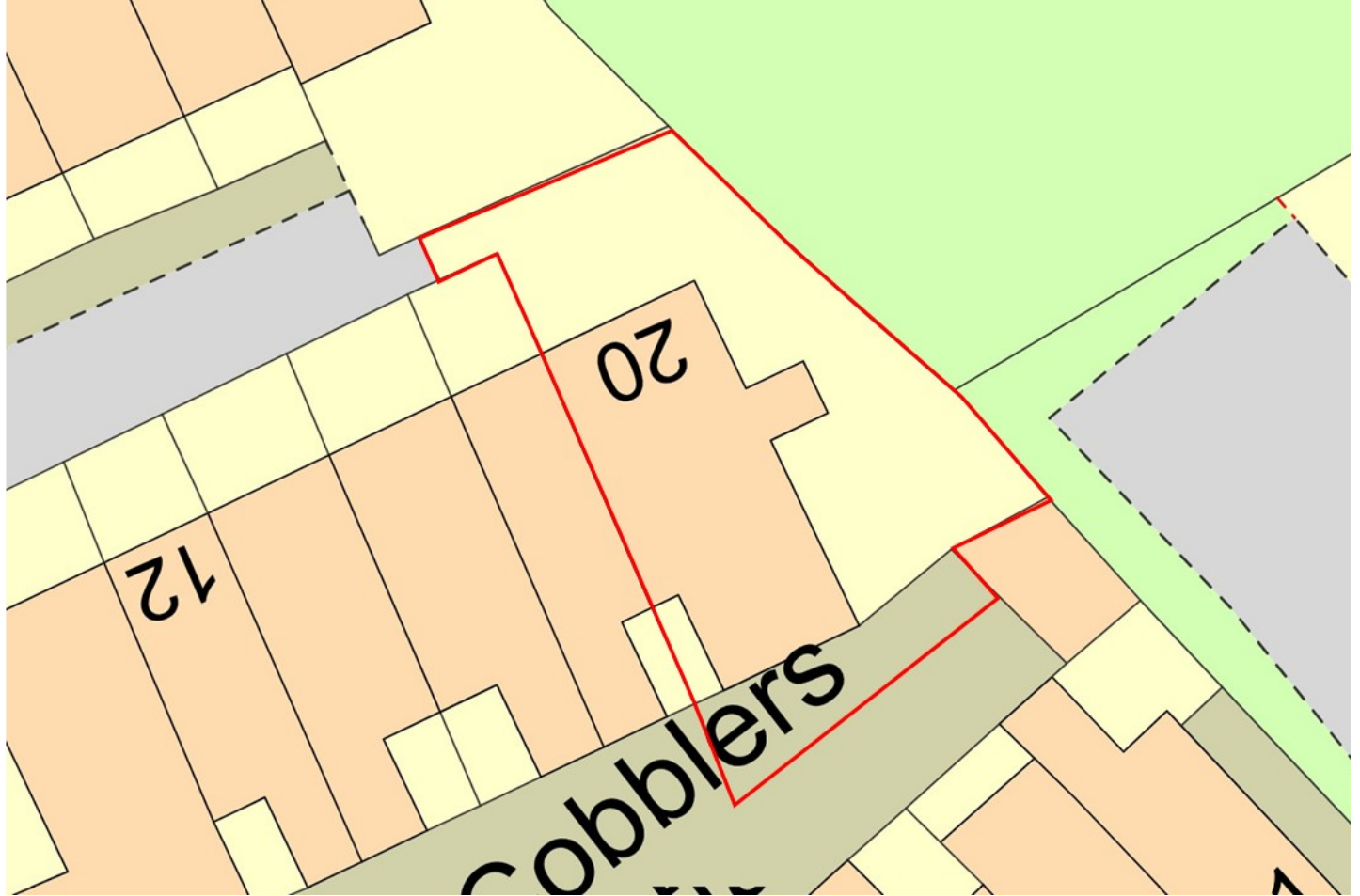
Viewings: Strictly by appointment with Hackney & Leigh.

What3Words and Directions:

///matchbox.strongman.jumbled

To find the property, travel along Crescent Road and upon passing the Post Office, turn left onto Birch Street and No 20 can be found on the right at the end of the road.

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OS Plan



Garden area



Patio garden



Patio garden

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mag@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Emma Heginbotham

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



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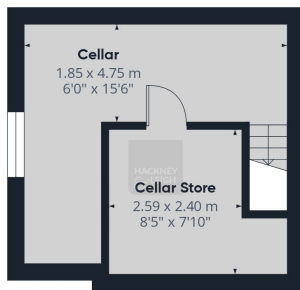


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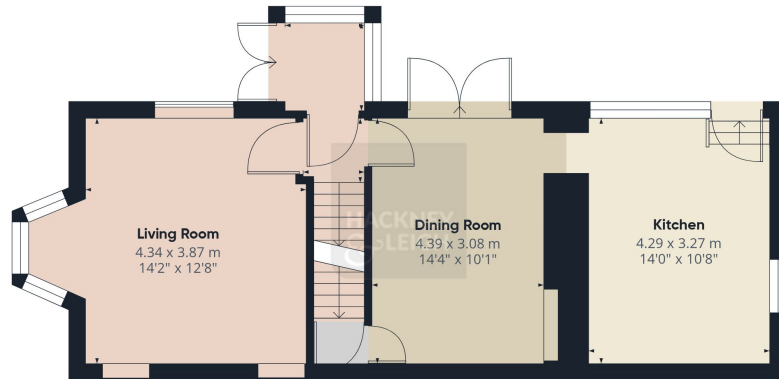


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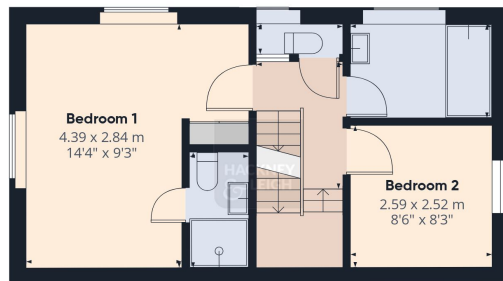
Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-



Cellar



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

138.9 m²
1495 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



A thought from the owners...

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