

HACKNEY & LEIGH

Bowness On Windermere

£200,000

5b Meadowcroft Cottages, Meadowcroft Lane, Bowness On Windermere, LA23 3JE

Set in the popular semi-rural area of Storrs Park on the edge of Bowness-on-Windermere up a quiet private lane. Offering its own allocated parking and patio garden.

No chain and a perfect lifestyle business opportunity/bolthole or permanent residence.

Quick Overview

An annexe to a traditional period mid terraced cottage

Semi rural location with lake views to the rear

Interesting flexible living space with two bedroom annexe

Seating and Outdoor dining outside

2 Bedrooms and bathroom

Close to Bowness village and all its amenities

Some double glazing

Planning permission has been granted to separate the cottage and 5b

No upward chain

Superfast Broadband Available

2	1	1	F	*Superfast available*	*Allocated parking for 1 vehicle*

Property Reference: W6402



Kitchen



Open plan living kitchen



Open plan living kitchen



Bedroom 1

There is a large open plan living area with modern kitchen and peninsular units defining both areas, offering a range of oak wall and base units with wood effect worksurface incorporating a single drainer stainless steel sink unit. There is a an integrated oven, fridge freezer, slimline dishwasher and 4 ring electric hob and extractor hood over. The Living area has an abundance of character with beams and wooden floorboards throughout. Double glazed sliding doors lead to the garden area. Adjacent is a shower room with WC, vanity wash basin, walk in shower with Mira electric shower over and chrome heated towel rail. Tiling to walls. Steep space saving stairs (which may be difficult access for some) lead to the first floor which has limited headroom to roughly 50% of the floorspace but offers a landing area with under eaves storage and 2 small double bedrooms both with velux rooflights bringing ample natural light.

The current owners have always used the "two" units as one property and are available separately if desired.

They did however obtain planning permission for a change of use on the property in Dec 2023 so that the properties would effectively be two separate houses. The rear 2 bedroomed annexe becomes a holiday let for short term holiday letting only. More details on request or go to the Lake District National park planning website (ref 7/2023/5574).

There is also parking approximately 50m away allocated for 1 vehicle and there is a patio garden area to enjoy.

Accommodation (with approximate measurements)

Ground Floor

Open Plan Living Room and Kitchen 29' 5" max x 15' 4" max (8.97m x 4.67m)

Shower room

First Floor

Landing with Eaves Storage 9' 7" x 7' 1" (2.92m x 2.16m)

Bedroom 1 (Limited Head Height) 10' 4" max x 9' 3" (3.15m x 2.82m)

Bedroom 2 (Limited Head Height) 10' 5" max x 9' 9" (3.18m x 2.97m)

Property information:

Services: Mains water, drainage, gas, and electricity.

Tenure: Freehold - Vacant Possession on Completion

Council tax: Westmorland & Furness Council - Rateable Value for The Annexe £4400.00 with the amount payable of £2156.00 for 2024/2025.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What 3 Words and Directions: ///aimless.albums.instant
From Bowness take the A592 towards Newby Bridge and after passing the ferry turning turn second left onto Meadowcroft Lane which is almost opposite Windermere Marina Entrance. Continue along the lane turning first right into the development. The Annexe is accessed behind the Bothy, which is one of the original cottages.

Anti-Money laundering regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



Landing



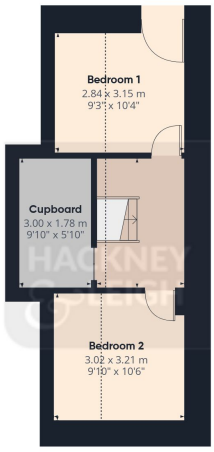
Bathroom



Garden



Ground Floor



First Floor

N
W
E
S

Approximate total area(1)

73 m²

786 ft²

Reduced headroom

13.2 m²

142 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 17/08/2026.

Request a Viewing Online or Call 015394 44461