

HACKNEY & LEIGH

Bowness-on-Windermere

£700,000

The Bothy & Annexe, 5A/5B Meadowcroft Cottages, Meadowcroft Lane, Bowness-on-Windermere, Cumbria, LA23 3JE

Set in the popular semi-rural area of Storrs Park on the edge of Bowness-on-Windermere up a quiet private lane. This substantial four bedroom mid terraced traditional cottage enjoys the added benefit of an adjoining two bedroom annexe to the rear, together with a good sized lawned garden and designated parking for three cars.

Planning permission was granted to separate the two cottage and annexe in December 2023, although they are being sold together (further information on request).

Quick Overview

A traditional period mid terraced cottage

Semi rural location with distant lake views from the rear

Interesting flexible living space with adjoining two bedroom annexe

Four bedrooms, bathroom and shower room

Good sized garden and parking

Close to Bowness village and all its amenities

Gas central heating and some double glazing

Planning permission has been granted to separate the cottage and annexe

No upward chain

Superfast Broadband

Property Reference: W6395

6	3	2	C & F	*Superfast available*	*Allocated parking*



Living Area



Dining Area



Kitchen



Bedroom 1

Planning permission was granted to separate the cottage and annexe in December 2023, although they are being sold together (further information on request). Conveniently situated just out of Bowness village in the highly desirable semi rural area of Storrs Park, the development of Meadowcroft Cottages is a pleasant and peaceful setting yet is within minutes walking distance of the amenities of Bowness village.

Part of the original Meadowcroft Cottages dating back to perhaps the 1850s. The Bothy (5A) is an interesting and versatile property being a substantial 4 bedroomed mid terrace cottage at the front and an attached 2 bedroomed annexe (5B) to the rear with the possibility of inserting a connecting door to the main house, should someone with to do so. (with planning to separate the units).

The property also has a rather generous sized raised back garden with views across the neighbouring field to Lake Windermere.

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 4 bedroomed Bothy remains as a normal dwelling and 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 designted parking at the front for 2 cars and an additional allocatd space approximately 50m away.

The Bothy has a lovely 'old cottage feel' with a good sized living room, separate kitchen and shower room on the ground floor and then 4 bedrooms and bathroom on the first floor. The property has gas fired central heating and mainly double glazed windows.

The annexe which is accessed to the rear of the row of cottages is a converted outbuilding/laundry. There is a large open plan living area with modern kitchen area and separate shower room. 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 and 2 small bedrooms.

All in all a versatile and relatively unique proposition which could be either one or two units and with both parking and gardens and all set in a quiet semi rural location on the outskirts of Bowness On Windermere.



Bedroom 2



Bedroom 3



Shower Room



Bedroom 4



Annexe



Annexe Open Plan Living Area

Accommodation with approximate dimensions:

The Bothy (5A)

Ground Floor

'L' Shaped Living/Dining Room 15' 9" x 15' 7" (4.8m x 4.75m) plus 12' 9" x 9' 8" (3.89m x 2.95m)

Kitchen 13' 5" x 8' 4" (4.09m x 2.54m)

Shower Room

First Floor
Landing

Bedroom 113 13' 5" x 9' (4.09m x 2.74m)

Bedroom 2 10' 8" max x 9' 7" max (3.25m x 2.92m)

Bedroom 3 10' 0" x 8' 9" (3.05m x 2.67m)

Bedroom 4 10' 4" x 6' 4" (3.15m x 1.93m)

Bathroom

The Annexe (5B)

Ground Floor

Open Plan Living Room & 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 – The Bothy – Band D and The Annexe – Band D



Annexe Open Plan Living Area



Annexe Open Plan Living Area



Annexe Bedroom 1



Annexe Bedroom 2



Rear garden

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.

What3words 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 Bothy is part of the original cottages towards the back of Meadowcroft Cottages.

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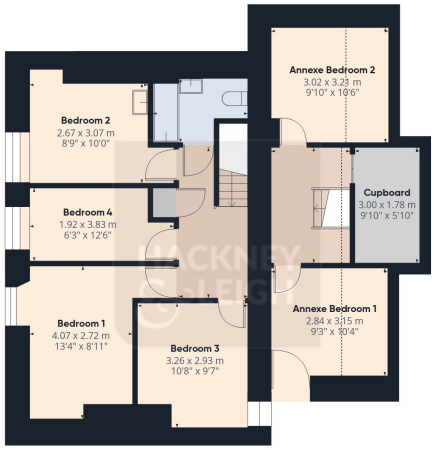


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Ground Floor



First Floor



Approximate total area(1)

171 m²

1838 ft²

Reduced headroom

13.4 m²

144 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.

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