



23 St. Marys Park, Windermere
£685,000





23 St. Marys Park

Windermere, Windermere

St Marys Park is situated within the highly sought-after town of Windermere, in the heart of the Lake District National Park. The area is renowned for its stunning natural surroundings, with easy access to scenic walks, lakeside activities, and picturesque countryside. The property is conveniently located for both Windermere village and Bowness-on-Windermere, offering a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. Lake Windermere is just a short distance away, providing opportunities for boating, water sports, and lakeside relaxation.

This well-positioned link-detached home occupies a pleasant corner plot and offers versatile accommodation throughout. The property also benefits from driveway parking for up to three cars, along with an integral garage. The property comprises a welcoming entrance hall, a convenient W.C., and a spacious open-plan sitting/dining room, ideal for both everyday living and entertaining. There is also a bright garden room currently arranged as a third bedroom, though it would equally suit use as a second reception room or home office/study. There are three generous double bedrooms, with the principal bedroom enjoying the advantage of an en-suite, alongside a family bathroom.

Outside, the property features well-maintained gardens with lawn and established shrubs, as well as a useful store. A standout addition is the insulated summer house, previously used as a work-from-home office and complete with electric heating, making it suitable for year-round use. A hot tub is also included, positioned on the patio area for added enjoyment.

ENTRY

6' 8" x 4' 6" (2.03m x 1.37m)

WC

4' 6" x 3' 6" (1.36m x 1.07m)

LIVING ROOM

19' 8" x 13' 0" (6.00m x 3.96m)

DINING ROOM

10' 9" x 8' 0" (3.27m x 2.45m)

KITCHEN

19' 9" x 8' 0" (6.03m x 2.44m)

UTILITY ROOM

11' 0" x 8' 2" (3.35m x 2.48m)

BEDROOM

12' 10" x 9' 7" (3.92m x 2.91m)

EN-SUITE

7' 10" x 4' 11" (2.39m x 1.49m)

BEDROOM

13' 11" x 10' 0" (4.24m x 3.04m)

BEDROOM

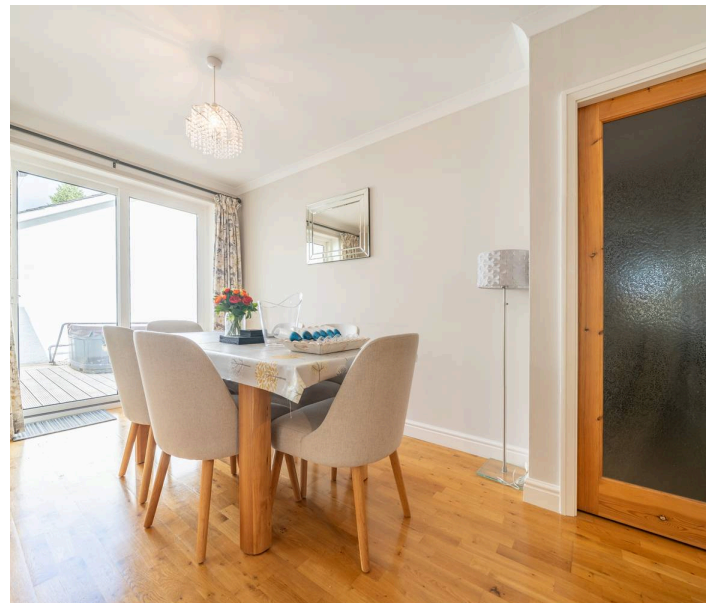
13' 11" x 11' 0" (4.24m x 3.36m)

BATHROOM

9' 7" x 6' 3" (2.93m x 1.91m)

GARAGE

18' 11" x 9' 3" (5.76m x 2.81m)





- Highly sought-after location in Windermere within the Lake District National Park
- Corner plot position in a popular residential development
- Three double bedrooms, including principal with en-suite
- Spacious open-plan sitting/dining room
- Versatile garden room
- Insulated summer house with electric heating (ideal home office)
- Driveway parking plus integral garage
- Enclosed gardens with patio area and hot tub, solar panels are also installed providing excellent energy efficiency
- The bungalow currently runs as a successful holiday let and is ready to move straight in.
- The property is being sold with no ongoing chain





SERVICES Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX BAND currently **Business Rates**

EPC RATING B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1397 ft²
129.9 m²

Balconies and terraces

235 ft²
21.8 m²

(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

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