

For Sale – A Charming Four Bedroom End Terrace Lakeland Cottage
Why Knott, Elim Grove, Windermere LA23 2JN

**Edwin
Thompson**





Why Knott, Elim Grove, Windermere LA23 2JN

A traditional end-terrace G H Pattinson character property with an allocated parking space, arranged across three floors, featuring four bedrooms. The property comprises an entrance hall, living room and dining kitchen to the ground floor. The first floor comprises of two further bedrooms and a bathroom, and two attic rooms.

The property provides a full refurbishment project, offering a purchaser the chance to create a bespoke family home, second home or holiday let.

Situated in Windermere in the heart of the Lake District National Park, around 9 miles northwest of Kendal, 1.2 miles to Windermere centre, and 25 minutes from J36 of the M6 motorway.

Offers invited at a Guide Price of £265,000

Property Ref: W390/N/H



This attractive four-bedroom end-terrace property is located in a quiet cul-de-sac within easy walking distance of the bustling village of Bowness-on-Windermere and the shores of Lake Windermere. An excellent opportunity to purchase a refurbishment project to create an ideal family home or investment.

LOCATION

Elim Grove is ideally positioned within a peaceful residential area, yet moments from the heart of Bowness-on-Windermere. This highly desirable location offers convenient access to shops, restaurants, cafés, and amenities, and the picturesque lake shore is only a short walk away.

Bowness-on-Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Windermere having a resident population of circa 10,000(2021Census).

The village is situated in the Lake District National Park, which is the largest National Park in England and was awarded UNESCO World Heritage Status in 2017. It covers 2,362 square kilometres following the extension of its boundaries in August 2016 and makes up a third of the total area of Cumbria extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 39,000 (2021 Census) and attracts approximately 18,410,000 visitors each year with tourism being the major industry. (Source -Lake District National Park).

There is a train and bus station at the northern end of Windermere providing local train services to Kendal and Oxenholme Station which is on the main North West Train Line as well as regular bus services.

Elim Grove connects directly to Lake Road and then onto the A591, which travels south leading to the A5074 in Windermere town centre less than one mile or north to Ambleside approximately 3.5 miles away.

DESCRIPTION

The property comprises an end-terrace character cottage positioned on Elim Grove, close to Lake Windermere in a peaceful residential setting. The ground floor comprises of a living room with gas fire, hallway and kitchen diner, the first floor comprises of two double bedrooms and a bathroom and there are two further attic rooms on the second floor.

The property provides a full refurbishment project, offering a purchaser the chance to create a bespoke family home, second home or holiday let.





The accommodation is arranged as follows:

Ground Floor

Living Room (2.93m x 4.63m)

A large living room with single glazed timber sash window and gas fire.

Kitchen (2.46m x 4.28m)

A spacious kitchen with single glazed timber sash window, under stairs storage and access to the rear courtyard.

First Floor

Bedroom 1 (3.66m x 2.61m)

A double room, single glazed timber sash window, carpet.

Bedroom 2 (3.01m x 4.64m)

A double room, single glazed timber sash window, wallpapered walls and carpet.

Bathroom (2.11m x 2.20m)

A three-piece bathroom with shower over the bath, single glazed timber window, radiator, wash hand basin and WC.

Bedroom 3 (3.30m x 4.40m)

A double attic room, single glazed timber sash window and carpet.

Bedroom 4 (3.61m x 4.37m)

A double attic room, single glazed timber sash window and carpet.





SERVICES

It is understood that the property is connected to mains gas, electric and water and drainage.

Prospective purchasers should make their own enquiries as to the services available for future use.

TENURE

It has been advised that the property is owned freehold and will be sold with vacant possession.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of G14, and a copy of the certificate is available to download from the Edwin Thompson website.

COUNCIL TAX

We are informed by Westmorland & Furness Council that the property is a Council Tax Band D. The council tax for the year 2025/2026 being £2,376.70 per year.

PRICE

Offered at an attractive guide price of £265,000, exclusive.

Please note the Vendor is not obliged to accept the highest or any offer, subject to contract.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.





VIEWING

The property is available to view strictly by prior appointment only with the Windermere Office of Edwin Thompson LLP. Please contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

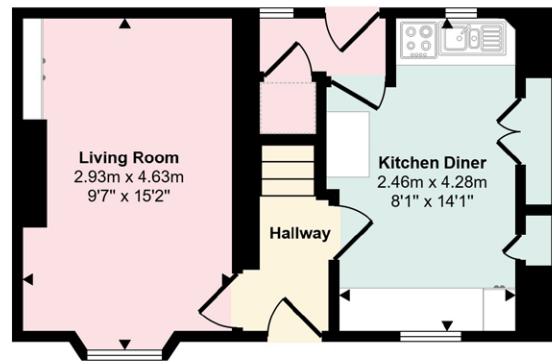
Csilla Harrowing – c.harrowing@edwin-thompson.co.uk

Tel: 01539 448811

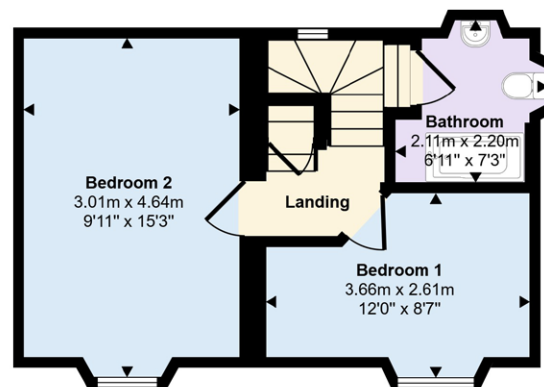
www.edwin-thompson.co.uk



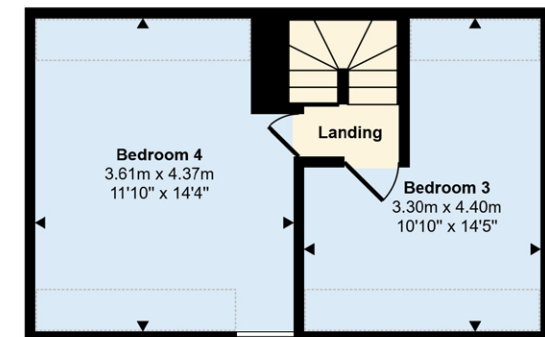
Approx Gross Internal Area
96 sq m / 1031 sq ft



Ground Floor
Approx 33 sq m / 351 sq ft



First Floor
Approx 32 sq m / 345 sq ft



Second Floor
Approx 31 sq m / 334 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



RICS
The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor/Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2025.