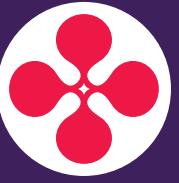


For Sale – A Charming Three Bedroom Terraced Lakeland Dwelling  
22 Oak Street, Windermere, Cumbria, LA23 1EN

Edwin  
Thompson



# 22 Oak Street, Windermere, Cumbria, LA23 1EN

**This attractive three-bedroom terraced property is located in the heart of Windermere village, arranged over three floors, offering 2 reception rooms, kitchen, 3 bedrooms and a family bathroom. An excellent opportunity to purchase a refurbishment project to create an ideal family home or investment.**

- A traditional stone and slate character property with front and rear courtyard gardens, and a detached single garage. The property comprises a living room, bathroom and bedroom on the ground floor. The lower ground floor is arranged as a sitting room and kitchen, and the first floor provides two further double bedrooms, one with loft access.
- The property requires 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, in Windermere centre, and 25 minutes from J36 of the M6 motorway.

**Guide Price - £275,000**

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### LOCATION

22 Oak Street is situated in a quiet residential road, a desirable residential area within walking distance of Windermere village centre, transport links and amenities, known for its mix of Victorian terraced homes, modern apartments, and proximity to parks like Queen's Park, offering easy access to local walks and convenient parking. Oak Street offers a practical and pleasant base in the heart of Windermere for both residents and visitors, blending village life with access to stunning Lakeland scenery.

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.

### DESCRIPTION

The property comprises a terraced character dwelling positioned on Oak Street, close to lake Windermere in a peaceful residential setting. The ground floor comprises a living room with gas fire, hallway and bathroom and single bedroom/study, the first floor is arranged as two double bedrooms and a bathroom, and the lower ground floor offers a sitting room and kitchen.

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 (3.51m x 3.00m)

A spacious living room with UPVC double glazed window and open fire. Built-in storage cupboard which houses the fuseboard. Timber floorboards and wallpapered walls.

#### Bathroom (1.55m x 2.77m)

A three-piece bathroom with electric shower over the bath, wash hand basin and WC.

#### Single bedroom/Study (1.91m x 2.80m)

A single bedroom with a large built-in wardrobe and UPVC double glazed window.

### Lower Ground Floor

#### Sitting Room (3.55m x 3.58m)

A sitting room with UPVC double glazed window and rear door leading to the back garden and garage. Exposed concrete floor, storage cupboard, and gas fire.

#### Kitchen (3.56m x 2.89m)

A rear kitchen with single glazed timber window, exposed concrete floor, stainless steel sink, floor to ceiling cabinets, and gas fire.

### First Floor

#### Bedroom 1 (3.54m x 3.63m)

A double room, overlooking Oak Street with UPVC double glazed window and exposed wooden flooring.



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### Bedroom 2 (3.52m x 2.92m)

A studio room with built-in wardrobe, breakfast bar and stainless-steel sink, UPVC double glazed window, wallpapered walls and carpet.

### Externally

### Garage (2.45m x 4.95m)

Concrete frame and concrete panel single garage with roller shutter door to the front, and steel-clad roof.

### SERVICES

It is understood that the property is connected to mains gas, electric, 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

A copy of the certificate will be 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 C. The council tax for the year 2025/2026 being £2,112.62 per year.

### PRICE

Offered at an attractive guide price of £275,000 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 vendor's 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:



Csilla Harrowing – [c.harrowing@edwin-thompson.co.uk](mailto:c.harrowing@edwin-thompson.co.uk)  
Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

Tel: 01539 448811  
[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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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.
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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 January 2026.