



## Witherslack

**Guide Price £265,000 +  
(plus fees)**

Hillfoot  
Church Road  
Witherslack  
Grange-Over-Sands  
Cumbria LA11 6RS

Property Ref: G2544

**For Sale by Live Streamed Online Auction  
Thursday 21<sup>st</sup> October 2021 at 12pm  
By Auction House, Cumbria  
Tel: 01228 510552**

A fabulous opportunity to purchase a chain free, 3 Bedroom Detached Bungalow set in an idyllic woodland setting with attractive limestone gardens, located on the edge of the village of Witherslack in the Lake District National Park, yet only 15 minutes from the M6 and with all the Lake District attractions within reach. This delightful home will offer its lucky new owners a peaceful tranquil setting with lovely outside space.

3

1

2

E



## Lounge

**Description/Location:** Hillfoot is a unique property situated in a tranquil woodland setting enjoying lots of local wildlife including deer, foxes, badgers, etc. The village itself offers renowned Primary School, Public House, Village Store and fabulous Garden Centre. Rurally located yet only 5 minutes from the A590, 15 minutes from the M6 Motorway, the market town of Kendal and all the amenities the Lake District and the National Park have to offer.

Built in the early 1980's by the current owner this is a 'Scandia-Hus' home, built on a limestone base with a timber frame which is well insulated to Swedish standards and also benefits from triple glazed windows, slate roof and panel heaters.

The accommodation comprises Entrance Vestibule and Hallway, Lounge with Dining Area off, Kitchen, Utility Room, Cloakroom and access to Integral Garage; 3 Bedrooms and 4 piece Bathroom. Outside there are delightful limestone rockery gardens with pond, garden shed and ample parking.

To reach the property from the A590 turn into Witherslack and proceed past 'The Derby Arms' Public House into the village. Turn left sign-posted 'Halecat' or 'The Church' and follow the road for  $\frac{1}{2}$  a mile. Hillfoot is just past the junction to Halecat on the left hand side.

Internal inspection is strongly recommended to appreciate the idyllic location of this lovely family home.

### Accommodation (with approximate measurements)

**The wide dougle glazed entrance door** with side window leads to:-

**Entrance Vestibule** with tiled floor and part glazed door to:-

**Lounge** 19' 2" x 13' 7" (5.84m x 4.14m) a lovely well proportioned room with delightful aspect into the garden. Glazed door to garden. TV point, 1 storage heater and 2 panel heaters. Archway to:-

**Dining Area** 9' 9" x 9' 0" (2.97m x 2.74m) with lovely rear aspect; Panel heater and door to:-

**Kitchen** 10' 0" x 9' 9" (3.05m x 2.97m) with 'pine' wall and base cabinets. Worktops and concealed unit lighting incorporating the double bowl sink unit. Freestanding Beko electric cooker, panelled ceiling and part tiled walls. Door to:-

**Rear Vestibule/Utility** 9' 4" x 7' 4" (2.84m x 2.24m) with fitted storage cupboard, rear entrance door and door to garage. Panel heater and panelled ceiling.

**Separate WC** with WC and corner wash basin with tile splash back and mirrored medicine cupboard. Panelled ceiling and pine panelled walls to dado height.

**Bedroom 1** 13' 7" x 8' 9" (4.14m x 2.67m) a dual aspect room with lovely outlook into the gardens and woodland. 2 built-in double wardrobes. Electric panel heater.



## Gardens

**Bedroom 2** 12' 2" x 9' 9" (3.71m x 2.97m) a dual aspect room with garden and woodland views. Built-in double wardrobe and Dimplex panel heater.

**Bedroom 3** 9' 9" x 8' 7" (2.97m x 2.62m) a double room with garden views. Built-in double wardrobe.

**Bathroom** having a 4 piece coloured suite comprising bath with shower over, pedestal wash hand basin, bidet and WC. Panelled ceiling, tiled and part mirrored walls and cork floor.

**Integral Garage** 19' 1" x 9' 2" (5.82m x 2.79m) with steps from the rear vestibule down into the garage. Up and over door and plumbing for washing machine.

### Outside:

**Parking** for 4-5 cars on the gravelled area to the front, side and rear of the property.

**Garden** the garden is exquisite with a variety of specimen trees, fruit trees and shrubs. Gravelled pathways and limestone steps, divide the limestone rockeries, flower beds and ponds with an abundance of pond life. Attractive sitting area and garden store with power and light.

**Services:** Mains water and electricity. Private septic tank drainage

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band E South Lakeland District Council

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

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

**Residential Lettings** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 – £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



For illustrative purposes only. Not to scale.

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.