

## Newby Bridge

**£750,000**

Woodside  
Hazelrigg Lane  
Newby Bridge  
Windermere  
Cumbria  
LA12 8NY

Nestling within the Lake District National Park this spacious 4 bed country home offers 3000 ft of flexible accommodation with 2 acres of garden and natural woodland. A delightful stroll away from Lake Windermere this country retreat enjoys wonderful open views of the fells yet has easy access to the surrounding countryside and the M6.

With spacious living areas, kitchen, utility, games room, 4 bedrooms, 3 bath/shower rooms and underhouse storage rooms this detached property is offered with a large double garage, with potential for Airbnb and income subject to planning permission.

Property Ref: W5724





Driveway



Kitchen



Kitchen

**Description:** A most attractive detached house constructed of roughcast elevations with Lakeland stone detail under a slated roof. The property was extensively refurbished and extended by a previous owner some years ago to a high specification including re-plumbing, re-wiring, re-roofing with insulation, installation of alarm system, gas central heating system and timber double glazed windows.

The spacious accommodation is well laid out and presented and is ideal for entertaining or family enjoyment in beautiful surroundings. Lounge and Dining Hall with beautiful open aspect to Cartmel Fell and the surrounding countryside, fully fitted kitchen with Aga and integrated appliances, utility room, games room. Four bedrooms (including master suite with en-suite shower room and walk-in wardrobe) and two further bath/shower rooms. Useful underhouse storage and boiler rooms.

The property has been further improved in 2021 with a new bore hole for private water installed and the drainage replaced with a new treatment plant complying with the latest regulations, and a new kitchen has been fitted.

Outside the property boasts a large double garage with carport and parking for numerous vehicles. A separate 5 bar gate allows access to further parking suitable for a boat or motorhome. Gardens with pond and raised seating areas are ideal for alfresco dining whilst enjoying the views. The property benefits from just over 2 acres of grounds and gardens with a further 3 acres to the rear of available by separate negotiation.



Kitchen

**Location:** A beautiful rural location at the foot of Lake Windermere enjoying an open aspect to Cartmel Fell and the surrounding countryside. The hamlet of Newby Bridge itself offers petrol station/local store, a selection of hotels offering popular bars, restaurants and leisure facilities, and the Swan Hotel with its renowned lakeside bar. Excellent connections to local main roads to the heart of the Lakes as well as the A590 which leads directly to the M6 Motorway (junction 36).

From Bowness proceed along the A592 to Newby Bridge. At the roundabout turn left onto the A590 passing the petrol station on the right hand side and turn right signposted Canny Hill. At the 'T' junction turn left onto Hazelrigg Lane and Woodside is the third property on the right hand side.

**Accommodation (With approximate measurements)**

**Entrance Terrace** Stone paved steps lead up to a decked terrace with views across toward the hills. Glazed entrance door and panels.

**Dining Kitchen** 27' 4" max x 13' 9" max (8.33m max x 4.19m max)  
A beautiful open aspect towards Cartmel Fell is gained from the picture bay window in this room. Room divider to the lounge provides an attractive feature, this room is also open-plan to the kitchen and contains the pine staircase leading to the first floor.

Open plan to



Dining Kitchen



Sitting Room



Sitting Room



Bedroom 4



Bedroom 3

**Kitchen Area** Recently replaced in 2021 to enjoy entertaining while making the most of the views. With fitted wall and base units, integrated dishwasher, butlers sink, and corner units with pull out magic corners. Complete with Aga and 5 ring gas and electric Rangemaster this creates a wonderful kitchen diner for family and friends.

**Sitting Room** 26' 1" x 14' (7.95m x 4.27m) A triple aspect room again with large window framing the views to Cartmel Fell. Double glazed French doors leading outside and windows to the rear garden. Contemporary slate hearth and freestanding woodburning stove providing an attractive focal point, inset spotlights to ceiling and staircase leading to the lower ground floor.

**Utility Room** 13' 10" x 7' 3" (4.22m x 2.21m) Extensive worksurfaces with tiled splashbacks, plumbing for washing machines and inset butler sink. Velux windows, inset spotlights to ceiling, extractor fan, tiled walls and floor.

**Rear Porch** Door to rear garden, coat hooks, tiled floor and access over to roofspace.

**Inner Hallway** Leads off the Kitchen

**Bedroom 3** 10' 10 max" x 9' 10" (3.3m x 3m)

**Bedroom 4** 12' 11" into bay x 11' 11" max (3.94m into bay x 3.63m max) With delightful views, ideal as a bedroom or home office.



Bedroom 1

**Shower Room** Shower cubicle with folding glazed screen, inset wash hand basin, WC. Attractive tiling to walls, wooden floor, wall mounted mirrored medicine cabinet, extractor fan.

**Lower Ground Floor**

**The Coach House** 26' 1" x 13' (7.95m x 3.96m) The coach house is a very spacious room ideal for entertaining, studio office or games room. Large glazed picture windows and door to outside, inset spotlights to ceiling. Steps leading to

**Boiler Room** 12' 1" max x 12' 0" max (3.68m max x 3.66m max) Stainless steel sink unit, Vaillant gas central heating boiler, hot water cylinder, pump and filter system.

**Underhouse Store Rooms** Access door to outside, natural water supply filter.

**First Floor**

**Landing** Velux windows and two built-in storage cupboards.

**Master Bedroom 1 Suite** 15' 2" x 14' 0" (4.62m x 4.27m) A spacious dual aspect room with views to Cartmel Fell to the front and over the gardens to the side. Inset spotlights to ceiling.

**Walk-in Wardrobe** Hanging rails and shelving.



En-suite Shower Room



Bedroom 2



Seating Area



Coach House

**En-suite Shower Room** Tiled shower cubicle with glazed screens, his and hers wash hand basins, WC. Ladder style heated towel rail, shaver point and extractor fan. Double glazed doors to Juliet balcony, Velux window, inset spotlights to ceiling.

**Bedroom 2** 13' 7" max x 11' 11" max (4.14m max x 3.63m max) Dual aspect room with dormer window with country views. Eaves storage cupboard.

**Bathroom** White three piece suite comprising inset bath with Victorian style shower over, pedestal wash basin and WC. Part tiling to walls, extractor fan and inset spotlights to ceiling. Dormer window with country views.

**Outside:**

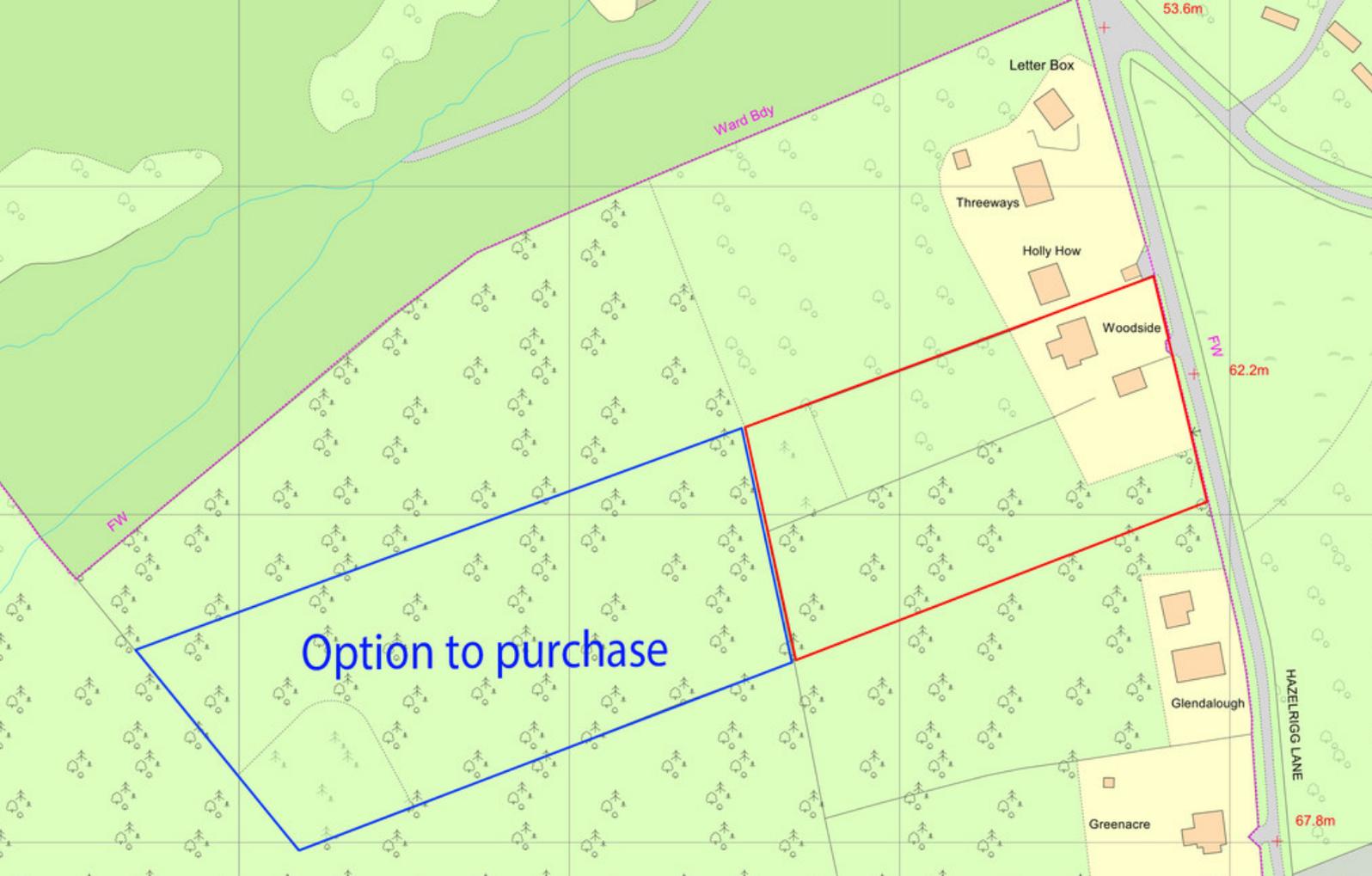
**Detached Double Garage** 22' 4" x 19' 1" (6.81m x 5.82m) Twin up and over metal doors, electric light and power, side access door.

**Car Port/Lean to Store with additional storage area.** 16' 3" x 6' 6" (4.95m x 1.98m) Tarmaced driveway with parking for several vehicles together with separate gated gravelled area providing further parking or space for boat etc. Calor gas tank.

The gardens of Woodside are a true delight with terrace to both the front and side of the property from which to sit and enjoy the beautiful surroundings. There is a further seating area viewpoint, ornamental pond and water feature. Grassed bankings, mature trees and shrubs, trees and meandering paths make up the rest of the houses gardens. The extensive woodland to the rear of the property is a haven for a variety of wildlife.



Coach House



Ordnance Survey Ref: 01002405

**Services:** Mains electricity. Private water supply, private drainage to septic tank. Calor gas fired central heating to radiators.

**Council Tax:** South Lakeland District Council - Band G.

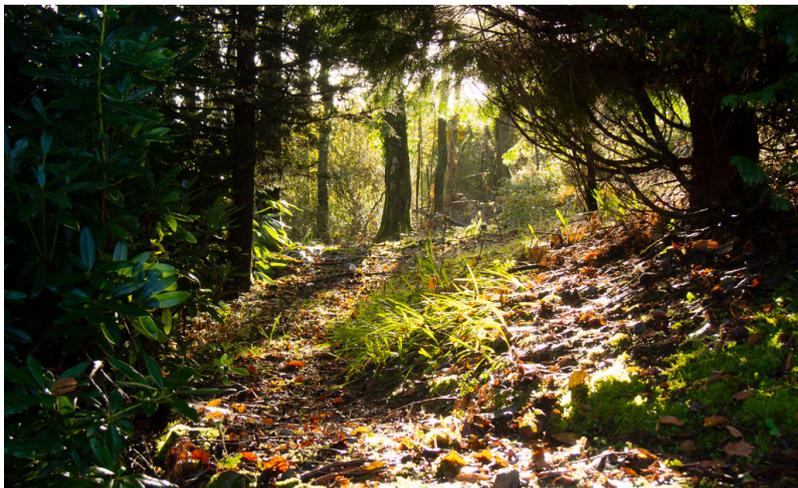
**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** 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.



Seating area and side garden



Private Woodland

# Woodside, Hazelrigg Lane, Newby Bridge, LA12

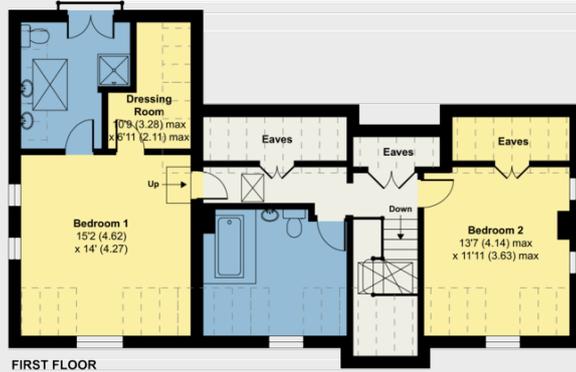
Approximate Area = 3091 sq ft / 287.1 sq m

Limited Use Area(s) = 331 sq ft / 30.7 sq m

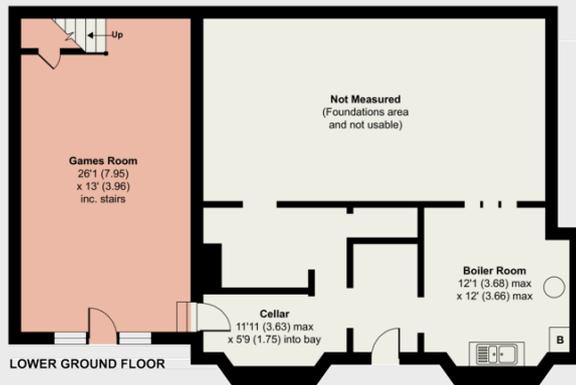
Garage = 465 sq ft / 43.1 sq m

Total = 3887 sq ft / 361.1 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 787434

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