



 Wood Cottage



Wood Cottage

Gummers Howe, Newby Bridge, LA12 8NP

A truly unique former Woodmans Cottage set in approximately 15 1/2 acres of private gardens and woodland, altered many years ago creating a 4 bedroomed house, plus linked bedroom to the ground floor, of character including integral double garage and surrounded by magnificent Lakeland gardens with views.

Quick Overview

- A spacious 4-5 bedroomed detached house
- 2 Reception rooms and 3 bathrooms
- Beautiful rural location
- 15.41 acres of gardens, grounds and woodland
- Views of the surrounding Lakeland fells
- Only a 10 minute drive to Bowness village
- Offered in good order
- A fabulous family home, additional residence or holiday let
- Double garage and driveway parking
- Ultrafast broadband speed 330Mbps available



Location

Located in a stunning tranquil setting surrounded by 15 1/2 acres of land including fabulous woodland, beautiful well maintained gardens and with fabulous views of the surrounding fells.

This 4-5 bedroomed detached house is an ideal property for those looking to relocate to the countryside yet within a 10 minute drive to Bowness and the amenities the village has to offer and just a few minutes to Gummers How and Fell Foot Park.

Leave Bowness on the A592 Newby Bridge Road continuing through Storrs Park, past the Beech Hill Hotel and the property is located on the left through the gate posts marked 'Wood Cottage' and 'Lakeland House', down a private, re-stoned driveway, the neighbouring property has right of access to their own private driveway.

Follow to the end of the driveway continuing through the gate and up to the property.

A Former Woodsman's Cottage

To describe this property as a 4-5 bed roomed detached house does not do it the justice it deserves. The fabulous elevated position with views of the surrounding fells and beautiful gardens are truly special, a viewing is a must!

Being a former Woodmans Cottage the property has been extended over the years and now offers spacious accommodation over 2 floors ideal for family living. Having been in the family for 17 years both the house and gardens have been well loved and maintained.





Welcome

Specifications

Breakfast Kitchen
21' 6" x 14' (6.55m x 4.27m)

Dining Room
19' 11" x 9' (6.07m x 2.74m)

Living Room
25' x 16' 10" (7.62m x 5.13m)

Double Integral Garage
19' 5" x 17' (5.92m x 5.18m)

On entering the property there is a large breakfast kitchen with fully opening French doors to the gardens, dining room and dual aspect living room again with fully opening French doors leading to the gardens and a patio seating area. There is also a separate WC and access to the integral double garage. The sleeping accommodation to the ground floor comprises 2 bedrooms and a large bathroom and has been used as an annex to the house.



Bedrooms

To the first floor there are 3 large bedrooms and house bathroom. Bedroom 1 at the front of the property is dual aspect and offers fantastic views of the gardens and surrounding fells and has the benefit of built in wardrobes, vanity unit and shower. Bedroom 2 to the rear of the property is again dual aspect with sliding doors to a patio terrace, a large walk in wardrobe and a 4 piece en-suite bathroom and bedroom 4 to the side of the property has lovely views of the rural surroundings and a built in wardrobe.

Specifications

Bedroom One

17' x 13' 8" (5.18m x 4.17m)

Bedroom Two

16' 5" x 15' 5" (5m x 4.7m)
incl ensuite

Bedroom Three

14' 3" x 12' 1" (4.34m x 3.68m)
plus 10'7" x 8'3"

Bedroom Four

14' 2" x 7' 8" (4.32m x 2.34m)





Private Garden

The private lawned garden, patio seating areas and land surrounding Wood Cottage really are something to be admired with well established trees, plants, shrubs and bushes which during the Spring and Summer months bring the garden alive with colour. Beyond the garden are mature woodlands sitting at the foot of Gummers How and a former tennis court which is now in need of repair.





Outside

15.41 acres of mature gardens, grounds and woodlands. Ordnance survey map available. Driveway parking for several cars. The nearby neighbouring property has a right of up part of the drive into its own private gardens.

Important Info

Services:

Private water supply from 2 large tanks, replaced in 2005, holding 600 gallons of water each within the curtilage of Wood Cottage. Private drainage to septic tank. Mains electricity and oil fired central heating.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate:

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

Council Tax Band :

South Lakeland District Council - Band G.

Tenure:

Freehold. Vacant possession upon completion

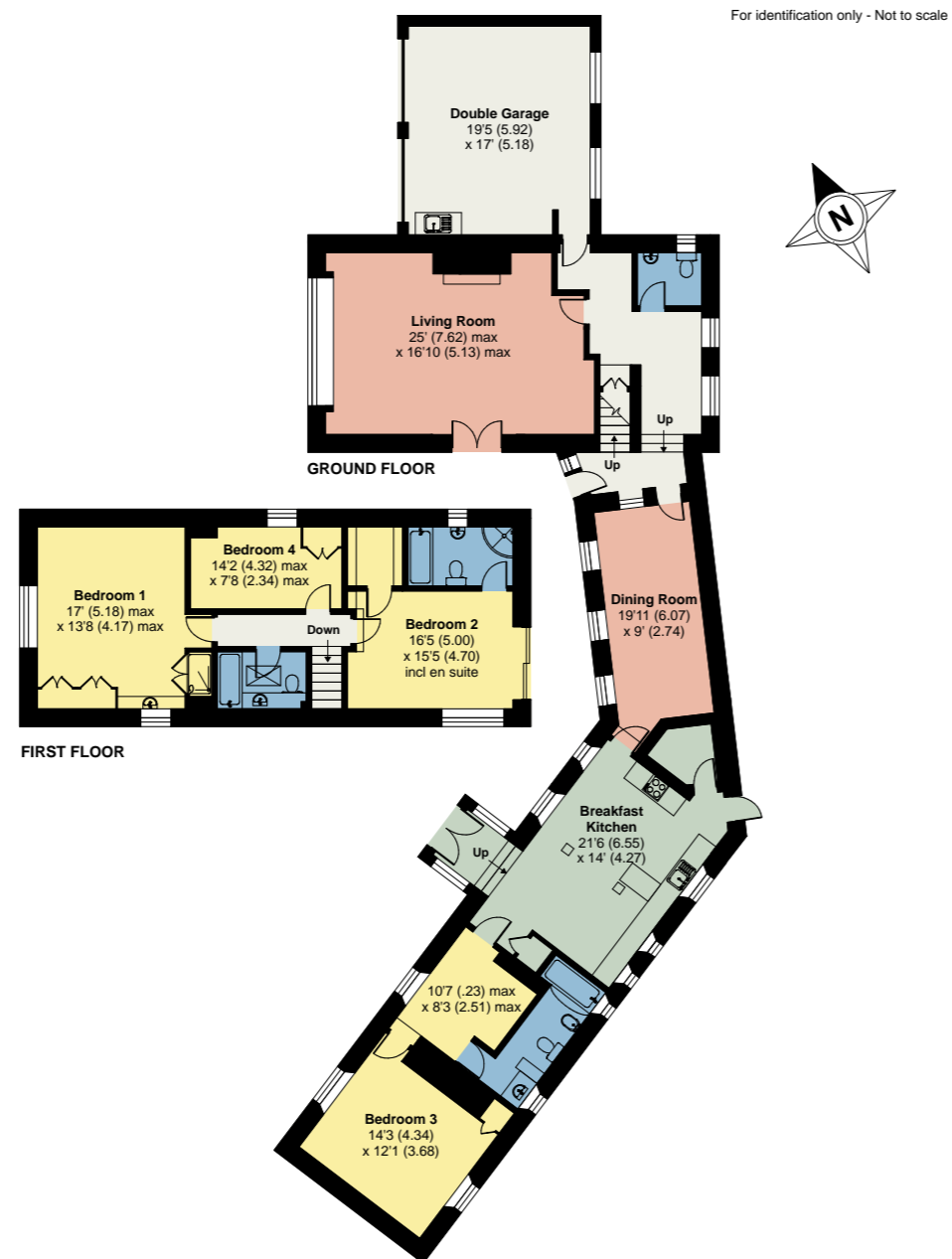
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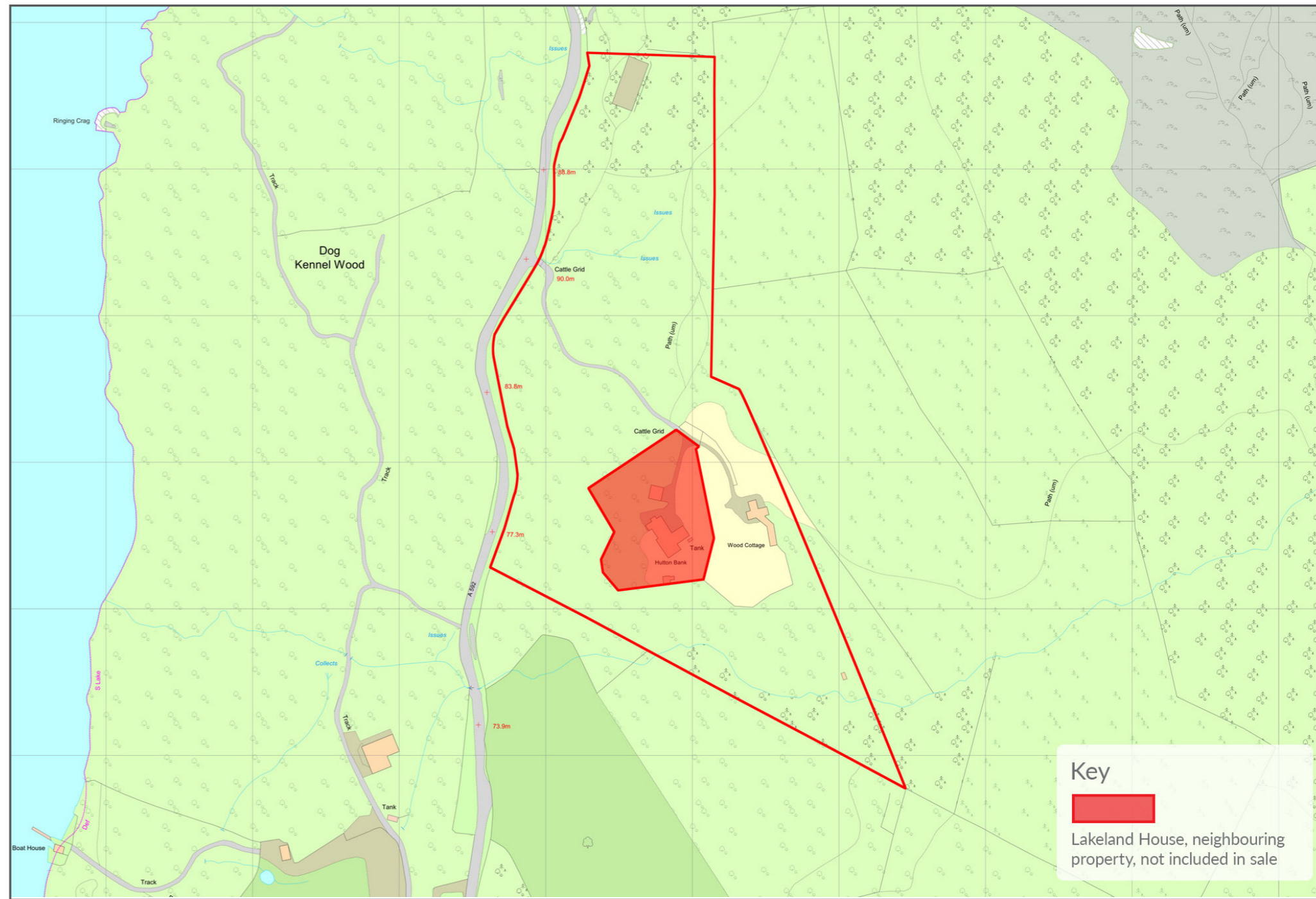
Wood Cottage, Gummers How, Newby Bridge, LA12

Approximate Area = 2732 sq ft / 253.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 867068



Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

windermersales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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