



Windermere

£485,000

Buckstones, Flat 6, Lipwood House, Old College Lane, Windermere, Cumbria, LA23 1BY

Looking for the perfect apartment? Then look no further! Buckstones is an immaculately presented, 2 bed roomed ground floor apartment in a most excellent location being only a few minutes walk into Windermere yet tucked away from the busyness of the village. To top it off it has its own private entrance, a designated off road parking space and beautifully maintained communal gardens! This property is an ideal weekend retreat, holiday let or indeed a low maintenance home.

Quick Overview

- 2 Bed roomed Ground Floor Flat
- 1 Reception Room and 1 Bathroom
- Quiet village location
- Communal Gardens
- No chain
- Close to amenities and schools
- Good decorative order
- Ideal permanent home, holiday let or 2nd home
- Off road allocated parking
- Superfast Broadband speed 80mpbs available*



2



1



1



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Superfast
Broadband



Allocated
Parking

Property Reference: W5890



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

Description:

Lipwood is a fine traditional Lakeland building set in an enviable location within Windermere.

The entire property was extensively refurbished in 2020 and now is 6 exclusive, luxury apartments. Buckstones, No.6 was further enhanced by the current vendor by employing a professional designer for the décor and furnishings, with the majority of contents and furniture available by separate negotiation.

The apartment has a good sized dining kitchen with large central island and all the appliances integrated. The living room has a large bay window and cosy log burning stove, perfect for cosy evenings on the sofa. There are two good sized bedrooms, one with a fitted wardrobe and a modern house bathroom. This property is ready for the new owners to start enjoying immediately.

Outside to the rear of the property is a store, currently used as a log store.

Location:

Located on Old College Lane which is only a stones throw away from the village centre on a small private lane which gives the best of both worlds being in a quiet yet central location.

Old College Lane is accessed off Ellerthwaite Square in Windermere (The lane to the side of Hackney & Leigh's offices). Proceed down the lane for a few hundred meters and Lipwood can be found on the right hand side.

Designated parking is found for each flat in the gravelled parking area with access to the flat over the path on the front grass round to the far side of the building.

Accommodation (with approximate measurements)

Entrance Hall

Living Room

16' 5 into bay" x 13' 3 max" (5m x 4.04m)

Kitchen/Dining Room

16' 1 max" x 15' 1 max" (4.9m x 4.6m)

Bedroom 1

13' 3 max" x 8' 10 max" (4.04m x 2.69m)

Bedroom 2

16' 2 into wardrobe" x 9' 6 max" (4.93m x 2.9m)

Bathroom

Property Information:

Outside:

Outside the property is a gravelled area to the side and rear and useful store. Each flat has designated private parking with Buckstones having one space allocated. Communal use of the beautifully maintained lawned garden area.

Services:

Mains gas, electric, water and drainage connected. Gas fired central heating to radiators.

Tenure:

Long leasehold of 999 years from the 1st August 2020. Each flat owner becomes a part owner of the management company who own the freehold. The maintenance of the building including building insurance is shared between the flat owners. Buckstones, No.6 pays £539 per quarter for 2022/23. This includes gardening, waste disposal, window cleaning and insurance.

Council Tax:

South Lakeland District Council - Band B.

Viewings:

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.

What3Words:

<https://what3words.com/chatters.clip.exacts>

Notes:

*Checked on <https://checker.ofcom.org.uk> 23rd January 2023 - not verified.



Bedroom 1



Bedroom 2



Lipwood House

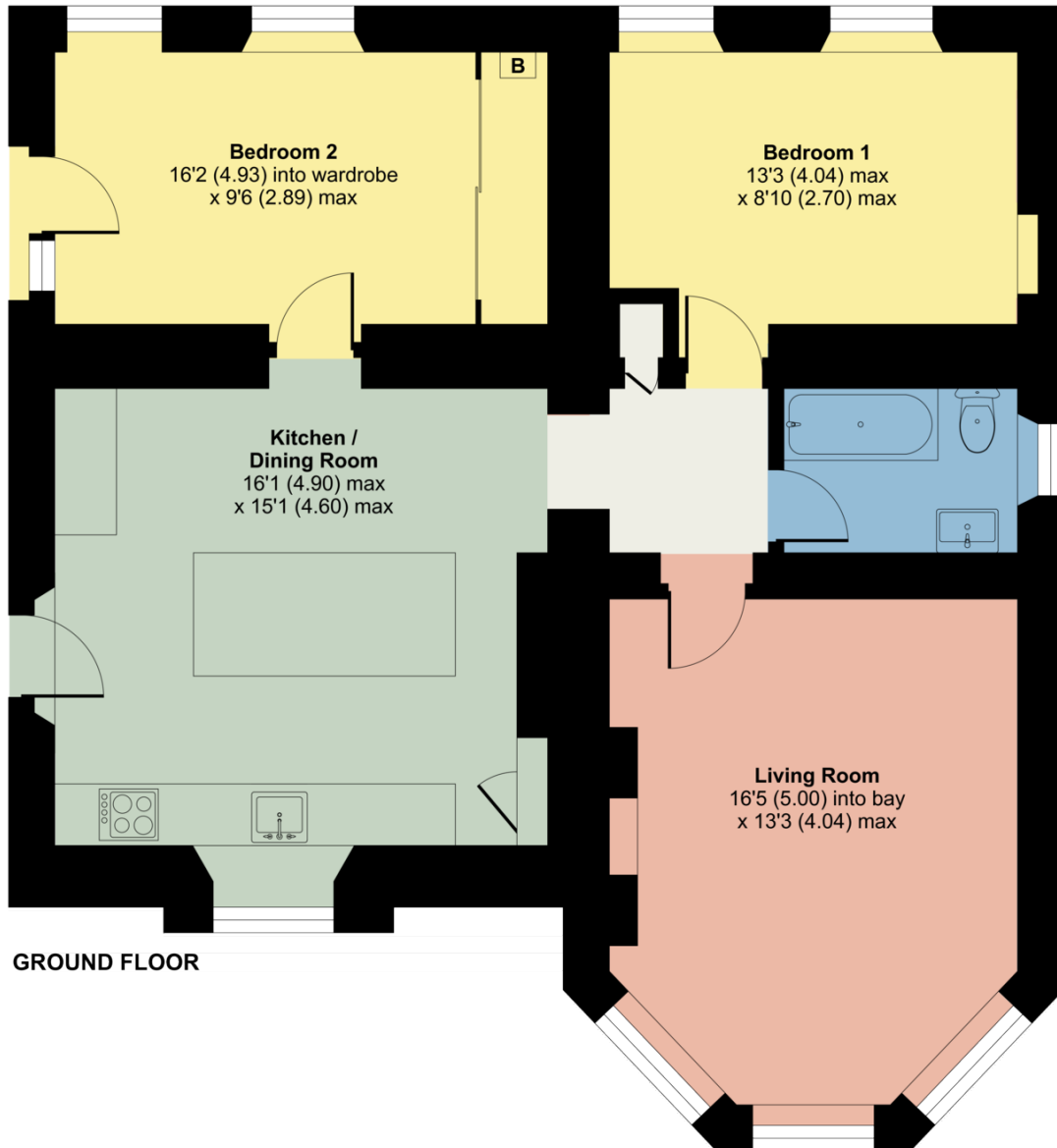


Gardens

Flat 6, Lipwood, Old College Lane, Windermere, LA23

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 938598

A thought from the owners... The kitchen is our favourite room as it is ideal for entertaining, with such a beautiful island for friends to gather and enjoy good wine and delicious food. When we can't eat any more we move into the lounge and sit around a cosy log fire to relax in a beautifully spacious lounge... it's just perfect!

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/04/2023.

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