



Windermere

£595,000

Arandale, Thornbarrow Road, Windermere, Cumbria, LA23 2DQ

Situated in a fantastic central location, within easy walking distance of Windermere village yet tucked away from the main thoroughfare at the end of a cul-de-sac allowing for peace and privacy. Offering spacious and nicely presented 3 bedroomed (1 en-suite) accommodation and pleasant gardens this property would be an ideal home, 2nd home or indeed holiday let.

Quick Overview

3 Bedroomed (1 en-suite) bungalow

2 Reception rooms and 2 bathrooms

Convenient location

Well screened gardens and patio seating area

Conservatory with underfloor heating

Close to local schools, transport links and village amenities

Nicely presented and well maintained

A good sized family home, second home or holiday let

Detached garage

*Superfast Broadband speed of 51Mbps



3



2



2



D



Superfast
Broadband



Garage &
Driveway Parking

Property Reference: W5946



Living Room



Dining Area



Kitchen



Conservatory

Description

Arandale is a well presented 3 bedroomed bungalow located in a quiet residential area just off Thornbarrow Road, with driveway parking, detached garage and beautiful gardens.

The living accommodation is spacious offering dual aspect living room, conservatory with underfloor heating and open plan dining kitchen, re-built and refitted by Atlantis Kitchens in 2022 with all the integrated modern appliances expected in this day and age. There are 3 good sized bedrooms, 1 with en-suite shower room refitted in 2020 and house bathroom, again refitted in 2020 plus a large attic space, well insulated and partly boarded providing excellent storage.

To the outside of the property is a detached garage with up and over door which has been tanked, re-plastered and reroofed in 2020, basically a brand new garage. Ideal for storing garden equipment or even a home gym. The gardens have mature trees, shrubs and plants giving fabulous colour come the spring/summer months and create a good screen making the garden feel very private. There is also a patio seating area just outside the conservatory perfect for al fresco dining. A private and secure gate leading to a wooded lane leading to both Windermere and Bowness.

Location

Tucked away down a short private cul de sac, it could be easy to miss this house and yet it is in a super convenient location for the centre for both Windermere and Bowness and the village amenities, restaurants and cafes they both offer.

From Windermere proceed towards Bowness on New Road which continues as Lake Road. Bear left on to Thornbarrow Road just after the pedestrian crossing and continue up the hill. Turn left onto a short cul de sac soon after Princes Road but before Oakthwaite Road and Arandale can be found at the bottom on the right.

Accommodation: (with approximate measurements)

Entrance Porch

Entrance Hall

Built-in cupboards

Living Room

15' 6" x 14' 11" (4.72m x 4.55m)

Kitchen/Dining Room

17' 1" Max x 11' 7" Max (5.21m x 3.53m)

Conservatory

11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom 1

11' 11" Max x 10' 10" Max (3.63m x 3.3m)

Plus en-suite shower room.

Bedroom 2

13' Max x 10' 5" Max (3.96m x 3.18m)

Bedroom 3

9' 11" x 9' 11" (3.02m x 3.02m)

Bathroom

Garage

16' x 11' 6" (4.88m x 3.51m)

Property Information:

Services

Mains electric, gas, water and drainage. Gas fired central heating to radiators. uPVC double glazed windows.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

Westmorland & Furness Council - Band E.

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/runs.play.dries>



Bedroom 1



Bedroom 3



Side Elevation



Detached Garage

Arandale, Thornbarrow Road, Windermere, LA23

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 183 sq ft / 17 sq m

Total = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 978946

A thought from the owners... The property is light and airy, surrounded by a lovely, colourful garden. Easy to maintain with walking access to Windermere and Bowness. We have been very happy here.

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