



The Carriage House Patterdale Road, Windermere
£650,000



The Carriage House Patterdale Road

Windermere

A rare opportunity has arisen to purchase a beautifully presented converted Carriage House, tucked away within an idyllic, peaceful and highly sought-after area within the heart of The Lake District National Park. It is placed well within walking distance to local amenities including primary and secondary schools, shops, cafes and restaurants, together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services.

This charming, architect-designed cottage embraces contemporary living and makes the most of space and light. The Carriage House would make an ideal family home or indeed a sublime holiday let and benefits from no holiday rental restrictions. The property comprises four well-apportioned large double bedrooms all with en-suites, a fabulous open plan dining kitchen, a spacious light and airy sitting room, utility room and extremely useful store room.

Outside offers an enclosed and secluded garden to the rear with a patio, well-kept lawn and established hedges. As this garden is elevated it benefits from sunshine all day long, and also throughout the winter. To the front is a gravelled seating area which leads to a quaint stone bothy with excellent storage. There is ample driveway parking partly covered by a stunning iron glazed canopy - ideal for unloading your stuff without getting wet.

GROUND FLOOR

BEDROOM

14' 6" x 12' 9" (4.43m x 3.88m)

Both max. Double glazed window with stone features, radiator.

EN-SUITE

7' 0" x 6' 8" (2.14m x 2.02m)

Both max. Double glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin, fully tiled walk in shower with electric shower, tiling to walls and flooring, extractor fan.

BEDROOM

14' 6" x 12' 9" (4.43m x 3.88m)

Both max. Double glazed window, radiator.

EN-SUITE

6' 9" x 4' 4" (2.07m x 1.33m)

Both max. Heated towel radiator, three piece suite comprising W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, tiling to walls and flooring.

BEDROOM

13' 8" x 13' 3" (4.16m x 4.03m)

Both max. Double glazed door, double glazed window, radiator.

EN-SUITE

7' 0" x 6' 8" (2.14m x 2.02m)

Both max. Heated towel radiator, three piece suite comprising W.C. wash hand basin and bath with mixer shower, partial tiling to walls, tiled flooring, extractor fan.

UTILITY ROOM

6' 9" x 6' 2" (2.05m x 1.89m)

Both max. Radiator, good range of base and wall units, plumbing for washer dryer, recessed spotlights, tiled flooring.

STORE ROOM

12' 9" x 6' 2" (3.88m x 1.88m)

Both max. Double glazed window, gas combination boiler, hot water cylinder.





ENTRANCE HALL

17' 8" x 5' 10" (5.39m x 1.77m)

Both max. Solid wood door with double glazed glass panel, cast iron radiator, understairs storage, tiled flooring.

GROUND FLOOR

KITCHEN/DINER

18' 10" x 16' 2" (5.74m x 4.93m)

Both max. Four double glazed Velux windows, radiator, good range of base and wall units, stainless steel sink, built in oven, gas hob, extractor/filter over, integrated appliances including a dishwasher and fridge freezer, tiled splashbacks, wood flooring, timber beams.

SITTING ROOM

26' 7" x 16' 0" (8.1m x 4.89m)

Both max. Double glazed French doors, three double glazed windows one with stone features, three cast iron radiators, living gas flame fireplace, vaulted ceiling, wood flooring.

BEDROOM

13' 9" x 13' 1" (4.19m x 3.99m)

Both max. Double glazed window, radiator, loft access.

BATHROOM

7' 5" x 4' 6" (2.26m x 1.36m)

Both max. Heated towel radiator, two piece suite comprising wash hand basin and corner bath with mixer shower, partial tiling to walls, extractor fan, wood flooring.

CLOAKROOM

4' 3" x 3' 5" (1.3m x 1.03m)

Both max. W.C. wash hand basin, extractor fan, partial tiling to wall, wood flooring.





OUTSIDE

To the rear of the property is an enclosed garden with well kept lawns, patio area and a graveled seating area as well. To the front of the property there is a gravelled seating area with a walk way to a stone bothy.

OFF ROAD

Driveway parking for 4 vehicles.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

TENURE: FREEHOLD

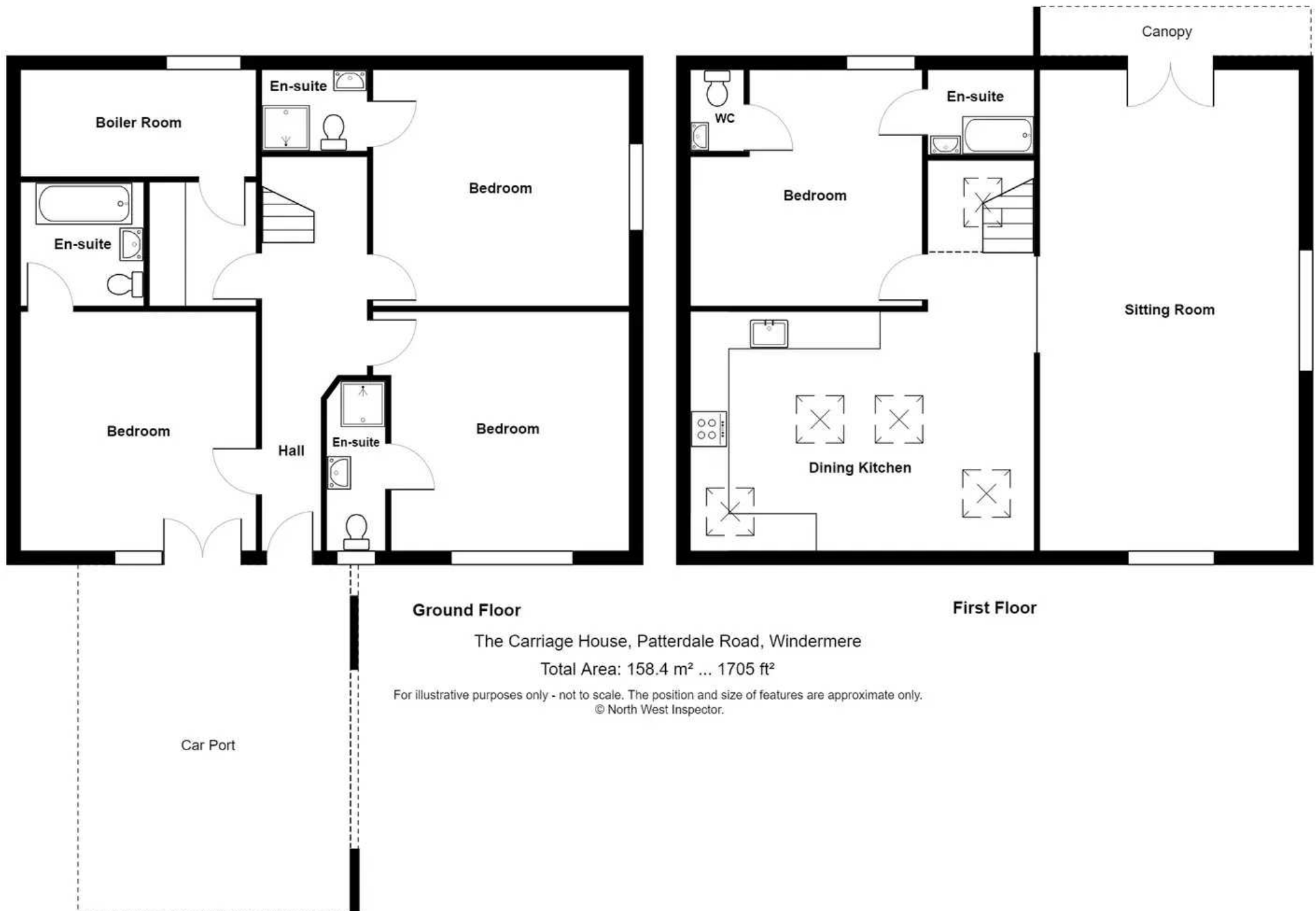
COUNCIL TAX: BAND F

DIRECTIONS

Leaving Windermere on the A591 take the road in the direction of Ambleside, eventually you will come to a roundabout where taking the 3rd exit brings you onto Patterdale Road. Take the first right up Patterdale Road after approximately 165 yards. On turning off Patterdale Road do not turn right into Applerigg but essentially take the middle drive, after approx 100 yards pass north wood on the left and Carriage House is on the left.

WHAT3WORDS: artist.uncle.general.







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