



Lakeside

£400,000

12 Landing How, Lakeside, Ulverston, LA12 8DH

A fantastic 2 bed semi detached barn conversion, ideal for the boating enthusiast or those just wanting piece and quiet, with unrivalled shared facilities of 12 acres of grounds together with 0.5 miles of lake frontage. Private garage, parking and boat park area, all in the relatively quieter southern end of Lake Windermere. Local occupancy conditions apply.

Quick Overview

- 2 bedroomed semi-detached barn conversion
- 1 reception room and 1 bathroom
- Peaceful quiet location
- Communal grounds
- No chain
- Local occupancy conditions apply
- In good order
- Permanent home
- Garage and parking
- Ultrafast Broadband available of 1000 Mbps



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Ultrafast
Broadband

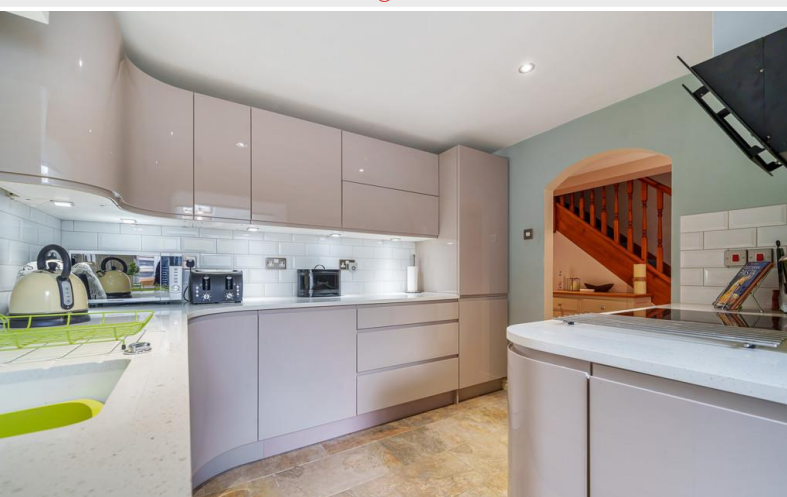


Garage and
Parking

Property Reference: W5954



Living Room



Kitchen



Dining Room



Living Room

Description: Landing How was probably one of the last significant developments fronting onto Lake Windermere and boasts 1/2 mile of frontage, 12 acres of formal gardens, woodland and a boat park with private residents slipway, being ideal for boat, leisure and outdoor pursuits enthusiasts and also those who share the love of 'The Lakes'. The gardens and grounds are maintained by the Management Company allowing enjoyment without any of the work. The popular 'Lakeside and Haverthwaite' steam railway skirts the edge of the lake and passes through the grounds, with an interesting Victorian cast iron bridge over, which is itself a "listed building". The new Westmorland Way footpath alongside the railway line can also be enjoyed from within the grounds of the property

Landing How is part of a unique development occupying a peaceful and private setting carried out by well renowned builders Lancashire Homes Limited of Preston in 1994. Landing How is a unique private estate, created c 1995 from the buildings and grounds of a former country house hotel. The mixed development consists of apartments in the 'new build' portions as well as cottage style conversions of the coach house and barns.

No 12 forms an attractive part of the coach house conversion and offers spacious and excellent accommodation comprising of entrance hall, cloakroom with WC and washbasin, living room with patio doors leading to the private, enclosed and partly walled garden, modern dining kitchen having built in Neff electric oven, Neff induction hob with extractor over, underfloor heating and a wood burning stove. On the first floor are 2 good sized bedrooms and a bathroom with WC, washbasin and vanity unit, bath with shower over and heated towel rail. There is also a dedicated garage and parking space.

An easy walk away is the pier for the 'Windermere Steamers' the Aquarium of the Lakes and the highly regarded Lakeside Hotel offering high quality accommodation catering and a convenient 'Watering Hole'! Whilst only less than a mile from the A590 at Newby Bridge, Landing How is 'a world away' from the hustle and bustle of modern life.

There is a local occupancy clause on the property, restricting purchasers to those that have lived or worked in Cumbria for 3 years prior to purchase.

Location: Landing How is situated at the foot of Lake Windermere, England's largest Lake and occupies a peaceful and private setting. From the M6 (Junction 36) travel towards Kendal and the South Lakes. Leave the dual carriageway and travel towards Barrow along the A590



Lake Frontage



Lake View



Bedroom 1



Bedroom 2



Jetty



Lake Frontage

(T). At the roundabout take the second exit leading towards Barrow along the A590 (T) until reaching Newby Bridge.

From Windermere travel south along the A592 towards Newby Bridge, turning right at the 'T' junction towards Barrow.

Once at Newby Bridge turn first right after the Newby Bridge Inn, travelling over the small bridge, towards the Swan Hotel. Follow the road round heading towards Lakeside. The turning for Landing How is on the right clearly marked at the head of the drive and is just before Landing Close and Lakeside itself.

Accommodation: (With approximate measurements)

Entrance Hall

Cloakroom

Living Room

14' 4" x 13' 6" max (4.37m x 4.11m)

Dining Kitchen

10' 0" x 8' 1" (3.05m x 2.46m)

Dining Area

11' 1" x 10' 7" max (3.38m x 3.23m)

Stairs lead to first floor

Bedroom 1

14' 3" x 12' 0" (4.34m x 3.66m)

Bedroom 2

11' 6" x 8' 1" min (3.51m x 2.46m)

Bathroom

Property Information:

Outside: Gardens to the side & rear of the property with paved seating areas and lawn with various trees, shrubs and borders. Allocated parking space and garage.

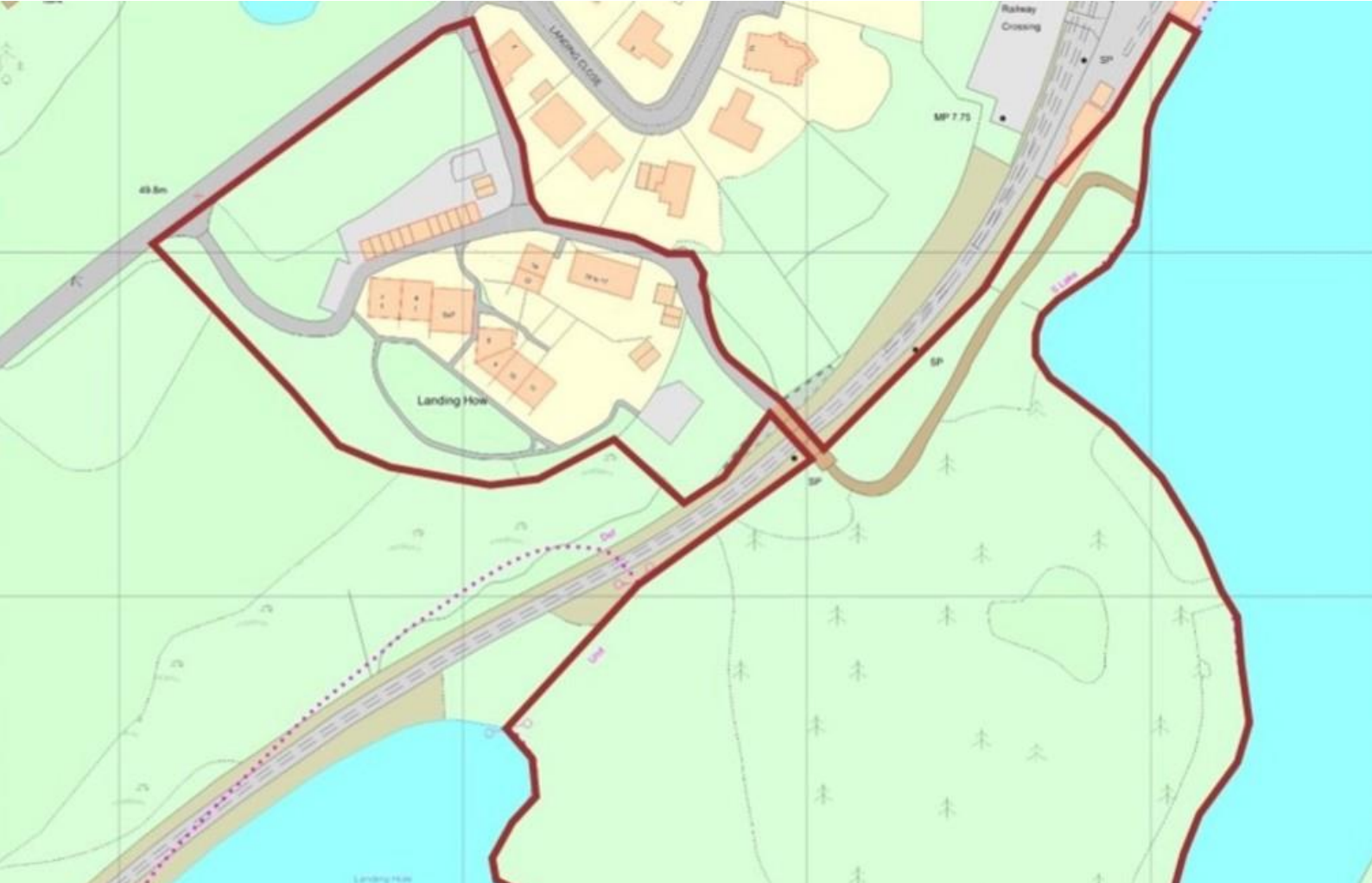
Garage One of a pair in the courtyard style enclosure of garages nearby, having an up and over door and electric light and power. There is also additional parking for car.



Lake View



Rear Garden



Lake Frontage



Patio Area

Services: Mains water and electricity. Drainage to a contained private system. Gas for the individual central heating and fire is from the pressurised metered LPG communal tank, uPVC double glazed windows.

Tenure: The property has Freehold & a long Leasehold - Remainder of a 999 years lease which commenced from 1st May 1994. The service charge is approximately £1,700 annually this covers the gardening, external repair and decoration, building insurance and ground rent. The management company is run by a committee of residents.

Council Tax: Westmorland and Furness Council - Band D.

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/condition.darling.desktops>

Notes: *Checked on <https://checker.ofcom.org.uk> 26th May 2023 - not verified.

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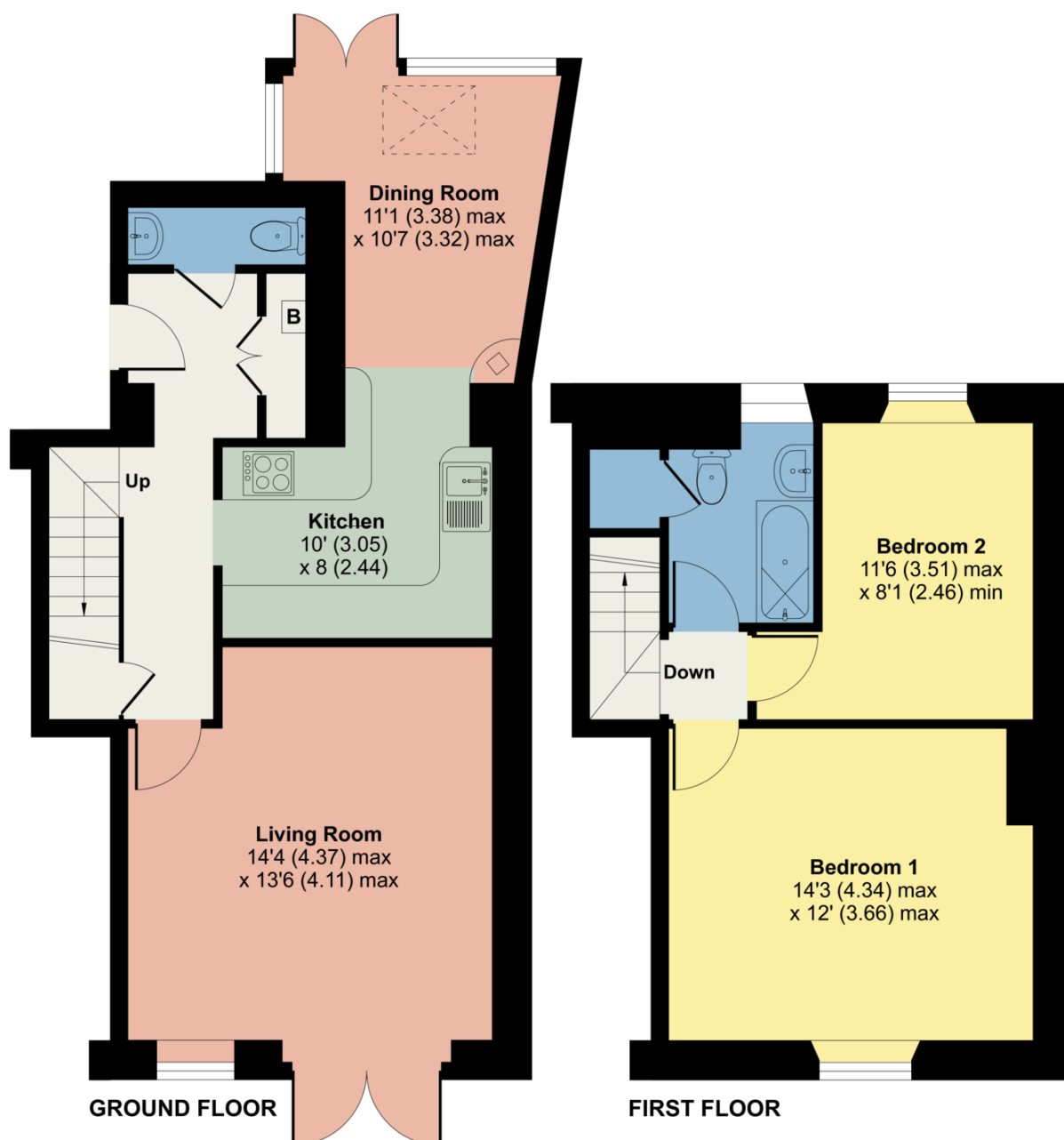
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12 Landing How, Lakeside, LA12

Approximate Area = 884 sq ft / 81.2 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1001783

A thought from the owners...A cozy and relaxing home surrounded by nature. This is the ideal property for any lover of the great outdoors - with its stunning woodland, lake access and boat park.

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