

£985,000

Whim Howe, Victoria Road, Windermere, LA23 2DL

A perfectly presented 4 bedroomed family home on the outskirts of Windermere village offering spacious, modern accommodation with private gardens and driveway parking plus a 2 bedroomed annex with it's own private entrance.

Quick Overview

- 4 Bedroomed house plus 2 bedroomed annex
- 3 Reception rooms and 2 bathrooms
- Peaceful location set back from Windermere village
- Large well screened garden and patio seating areas
- Lovely views of the Lakeland Fells
- Within walking distance of Windermere village, transport links and schools
- Well presented with modern appliances
- An ideal family home
- Ample driveway parking
- *Superfast broadband speed of 80Mbps



6



3



2



C



Superfast
Broadband



Ample Driveway
Parking

Property Reference: W5970



Living Room



Dining Room



Kitchen



Kitchen

Description

Private, conveniently located and beautifully presented! This spacious detached family home offers 4 bedrooms (1 en-suite), house bathroom, large living room, separate dining room, conservatory and breakfast kitchen plus a 2 bedroomed annex ideal for an elderly relative or a teenager having its own entrance yet still being part of the main house.

Entering the property into the entrance hall it quickly becomes apparent that this house has space and plenty of natural light, the large yet cosy entrance hall offers plenty of useful storage cupboards and leads you to the rest of the spacious accommodation. The triple aspect living room has fabulous views towards the Lakeland Fells plus a feature fireplace with slate hearth and gas fire and door through to the separate dining room. The breakfast kitchen and conservatory offer a fantastic area for entertaining with access to the gardens and patio seating areas for those warm summer nights. The breakfast kitchen has modern wall and base units and integrated appliances of Neff grill and oven and Hotpoint induction hob with extractor hood over plus a separate utility room with plumbing for a washing machine and access to the rear garden.

Continuing on this floor there are 4 double bedrooms, all with pleasant outlook either over the private gardens or across to the Lakeland Fells, plus WC with pedestal wash hand basin, WC and built-in cupboards, a 4 piece house bathroom. The master bedroom has a large bay window, mirrored fitted wardrobes and a 4 piece en-suite bathroom of shower, bath, pedestal wash hand basin and WC with tiled walls and flooring.

The stairs from the entrance hall lead to the Ground Floor 'annex' accommodation which offers a fantastic opportunity for a family member to live in your home yet with their own independence having access to outside. From the inner hall there is a large open plan kitchen and living area, with ample space for a dining area too plus 2 bedrooms, one with en-suite shower room of corner shower, WC and pedestal wash hand basin.

To the outside there is ample driveway parking and pleasant lawned gardens to the front of the property and to the rear is a tranquil haven for garden lovers. Super peaceful and well screened for privacy and with patio seating areas and lawns alongside well established borders and hedges offering an array of colour in the Spring and Summer months, the perfect Al Fresco dining area!

Location

Set on the outskirts of Windermere village the location of this house is perfect with beautiful countryside walks from your doorstep yet only a 10 minute walk into the village itself.



Living Room



Conservatory



Bedroom 1



Bedroom 1 En-Suite



Bedroom 2



Bedroom 3

From Windermere centre follow the one way system through Crescent Road and out of the village towards Bowness. Take the left hand turn on to Ellerthwaite Road and follow the road right to the end until it meets Park Road. Turn right onto Park Road and proceed up the hill a short way taking the 3rd left hand turn on to Victoria Road, go right to the end of Victoria Road and as the road forks keep left then take your first right. Whim Howe can be found at the top of this private drive.

Accommodation (with approximate measurements)

Entrance Hall

Living Room

20' 6" x 18' (6.25m x 5.49m)

Dining Room

14' 4" x 10' 10" (4.37m x 3.3m)

Kitchen

17' 8" x 12' (5.38m x 3.66m)

Conservatory

11' 8" x 9' 9" (3.56m x 2.97m)

Utility Room

8' 9" x 8' 6" (2.67m x 2.59m)

WC

Bedroom 1

17' 6" x 14' 7" (5.33m x 4.44m)

En-Suite

10' 3" x 6' 4" (3.12m x 1.93m)

Bedroom 2

15' x 13' 8" (4.57m x 4.17m)

Bedroom 3

17' 7" x 9' 9" (5.36m x 2.97m)

Bedroom 4

11' 9" x 11' 4" (3.58m x 3.45m)

Stairs to

'Lower Ground Floor'

Hallway

Built-in cupboards

Open Plan Living And Kitchen Area

20' 3" x 16' 10" (6.17m x 5.13m)



Gardens



Patio Seating Area



'The Annex' Living Area



'The Annex' Bedroom 1

Bedroom 1
17' 6" x 11' 4" (5.33m x 3.45m)

En-Suite Shower Room

Bedroom 2
14' 4" x 10' 10" (4.37m x 3.3m)

Property Information:

Services Mains gas, electricity, water and drainage. uPVC double glazed windows and doors throughout. Gas central heating to radiators.

Council Tax Westmorland and Furness Council - Band G.

Tenure Freehold. Vacant possession upon completion.

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/breathing.crackling.circling>



'The Annex' Bedroom 2

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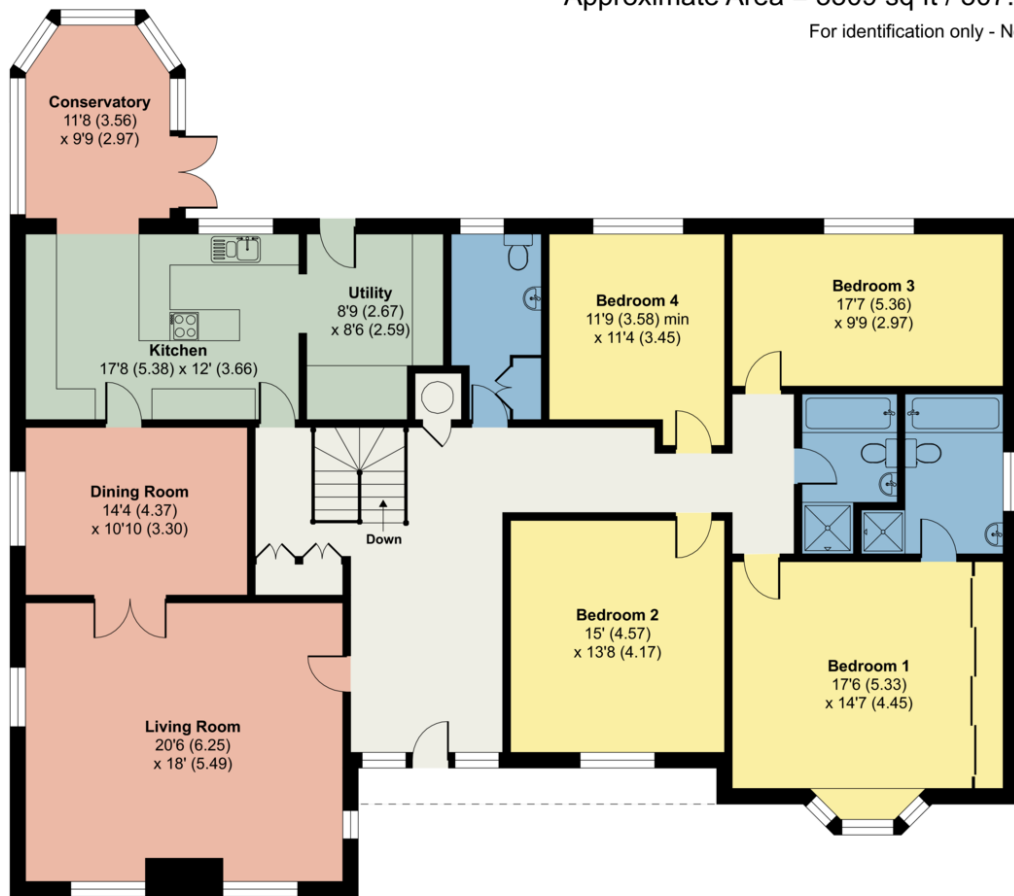
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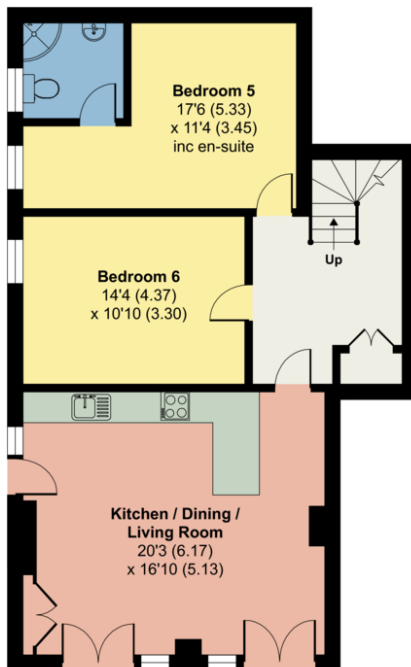
Whimhowe, Victoria Road, Windermere, LA23

Approximate Area = 3309 sq ft / 307.4 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1001004

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