

## Windermere

£495,000

1 Sunny Brae, Brook Road, Windermere, Cumbria, LA23 2BU

A large 4 storey 4 bed roomed stone and slated traditional semi-detached house offering versatile accommodation. Whilst arranged as one house now, it once was a 3 bed roomed house with lower ground floor flat.

### Quick Overview

4 bed roomed semi-detached house

2 reception rooms and 2 bathrooms

Convenient location

Garden

Good sized accommodation

Close to amenities, transport & schools

Good decorative order

Family home, 2nd home or holiday let

On road parking

\*Superfast Broadband speed 77mpbs available



4



2



1



D



Superfast  
Broadband



On Road  
Parking

Property Reference: W5988





Sitting Room



Kitchen/Dining Room



Bedroom 1



Bedroom 2

**Description:** 1 Sunny Brae is a traditionally built Lakeland semi-detached house with good sized accommodation and situated in a popular residential area within walking distance of the village centre.

The versatile accommodation is arranged over 4 floors with a bedroom, hall, utility and bathroom on the lower ground floor (This was a separate flat) but reincorporated into the house in 2015. On the ground floor is the entrance hall, sitting room with deep bay window and good sized rear kitchen. On the first floor are 2 bedrooms (one with en-suite shower room) and house bathroom. The forth and last bedroom is on the second floor.

Neatly presented, the property has gas fired central heating, pretty front garden and private "sunken garden" to the rear.

Please note that the basement flooded in 2015 in Storm Desmond. The basement has now been fitted with a flood gate.

**Location:** Situated within a popular residential area convenient for Windermere village and all local amenities being just off New Road which leads down into Bowness. Leave Windermere centre on New Road where Brook Road can be found a short way along on the left, proceed along Brook Road where Sunny Brae can be found on the left. Alternatively leave Windermere Centre and take the second left onto Ellerthwaite Road, proceed along Ellerthwaite Road where Brook Road can be accessed on the right.

**Accommodation:** (with approximate measurements)

**Covered Entrance Porch**

**Entrance Hall**  
Cloaks Cupboard

**Sitting Room**  
16' 1" x 14' 0" (4.9m x 4.27m)

**Dining Kitchen**  
14' 0" x 9' 6" (4.27m x 2.9m)

**Staircase from entrance hall leads to first floor landing**

**Bedroom 1**  
14' 0" x 12' 1" (4.27m x 3.68m)

**Bedroom 2**  
13' 10" x 9' 7" (4.22m x 2.92m)



### Bathroom

Staircase from first floor leads to second floor

### Bedroom 3

13' 10" x 6' 10" (4.22m x 2.08m)

Stairs from the entrance all lead to the lower ground floor

### Office/storage space

14' 10" x 6' 9" (4.52m x 2.06m)

### Bedroom 4

13' 7" x 10' 10" (4.14m x 3.3m)

### Bathroom

### Utility Room

14' 0" x 9' 2" (4.27m x 2.79m)

### Property Information:

**Outside:** To the front of the property is a walled front garden with easily maintained pebbled area. Rear garden area with good storage area and store and seating areas.

**Tenure:** Freehold. Vacant possession upon completion.

**Services:** Mains water, drainage, gas and electricity. Gas central heating installed. Double glazed windows throughout.

**Council Tax Band:** Westmorland & 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:** //football.decorator.mime

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 8th August 2023 - not verified.



Bedroom 3



Bedroom 4



Utility Room

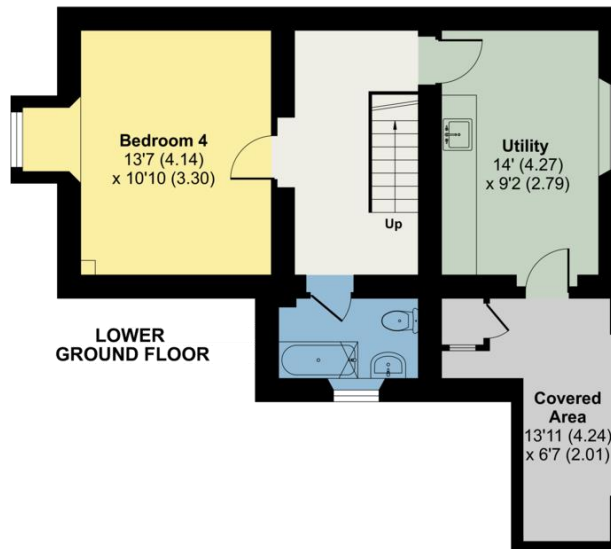
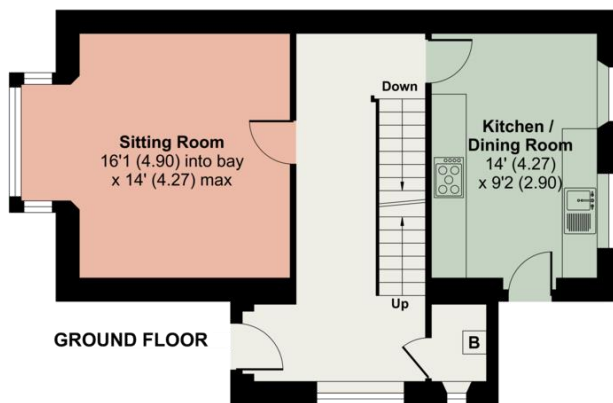
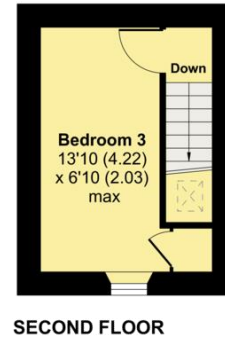
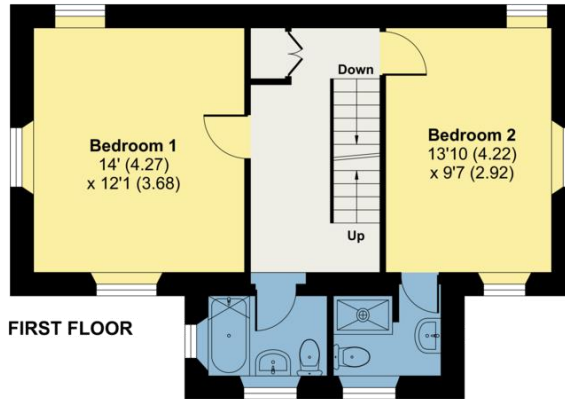


Rear Garden

# 1 Sunny Brae, Brook Road, Windermere, LA23

Approximate Area = 1666 sq ft / 154.7 sq m (excludes covered area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hackney & Leigh. REF: 1019525

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