



Windermere

£895,000

The Boundary (Residential), Lake Road, Windermere, LA23 2EQ

A fantastic opportunity to purchase this substantial semi detached property offering 7 bedrooms (6 en-suite), 3-4 reception rooms, off road private parking and only a short walk from both Bowness and Windermere Villages and the amenities they offer.

This property also benefits from a separate annex which is currently let out on an assured shorthold tenancy (local occupancy conditions apply) for £550 per calendar month.

Quick Overview

- 7 Bedrooms in total plus detached Annexe
- 3 Reception rooms and 7 bathrooms
- Great location between Windermere and Bowness
- Rear patio garden
- No chain
- Close to all the village amenities, transport links and local schools
- In great order
- Ideal main residence or holiday let
- Private Parking
- *Superfast broadband speed of 80Mbps



Property Reference:
W6008



Sitting Room



Kitchen/Family Room



Conservatory



Snug

Description: The Boundary is a substantial semi detached property currently utilised for holiday letting. Planning was granted (ref: 17-02-2023) to allow the property to be a residential house which would create a large family home close to the local primary schools and mid way between the centres of Windermere and Bowness.

The property has been significantly improved in recent years blending modern fittings with traditional features yet retaining the charm and character a property of this age has to offer.

Location: Located within half a mile of Lake Windermere on the road between Windermere and Bowness.

Accommodation: (With approximate measurements)

Entrance Vestibule

Reception Hall

Conservatory 10' 1" x 7' 6" (3.07m x 2.29m)

Lounge/Dining Room 17' 6" into bay x 15' 2" (5.33m into bay x 4.62m)

Bedroom 1 - Barnes 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom 2 - Cardus 16' 9" x 12' 10" (5.11m x 3.91m) .

First Floor

Bedroom 3 - Hobbs 15' 2" x 15' 0" (4.62m x 4.57m)

Bedroom 4 - Maclaren 14' 7" x 12' 1" (4.44m x 3.68m)

A pitch pine staircase continues to the Second Floor

Bedroom 5 - Ranji 18' 11" x 15' 2" (5.77m x 4.62m)

Bedroom 6 - Fry 15' 6" x 12' 2" (4.72m x 3.71m)

Staircase from the Entrance Hall leads down to:

Lower Ground Floor Accommodation

Inner Hall

Superb Large Family Kitchen 31' 4" x 15' 2" (9.55m x 4.62m)

Bedroom 7 - Grace 18' 9" x 12' 8" (5.72m x 3.86m)

Bathroom

Store/Bedroom 8 15' 0" x 8' 6" (4.57m x 2.59m) plus 7' 3" x 5' 0" (2.21m x 1.52m)

Store/Bedroom 9 9' 11" x 9' 2" (3.02m x 2.79m)

Snug 15' 3" x 11' 8" max (4.65m x 3.56m max)

Outside: Rear yard with paved patio areas including barbecue area, timber shed.

The Boundary Further Details

Tenure: Freehold.

Council Tax:

Council Tax will be payable to Westmorland & Furness Council and a new valuation will need to be carried out to determine the new council tax band.

Services: Mains water, drainage, gas and electricity all connected. Gas central heating to radiators and electric underfloor heating to certain rooms.

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.

Detached Annexe House - Known as Little House A handy but self-contained annexe to the Boundary, Little House can be owned or occupied separately subject to the local occupancy restriction.

Living Room 14' 1" x 8' 10" (4.29m x 2.69m)

Bathroom

Spiral Staircase to Mezzanine 12' x 8' 10" (3.66m x 2.69m)

Council Tax: Westmorland and Furness Council - Band A

Services: Currently mains water and electricity is via The Boundary. The property has its own drainage.

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Lake Road, Windermere, LA23

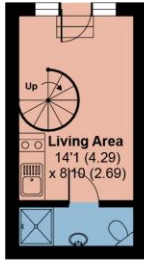
Approx Area = 3636 sq ft / 337.7 sq m (excludes Little House)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

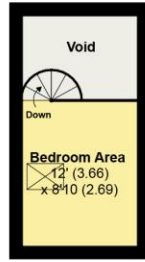
Little House = 260 sq ft / 24.1 sq m

Total = 3936 sq ft / 365.6 sq m

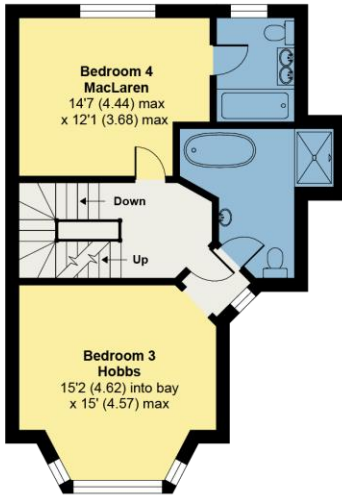
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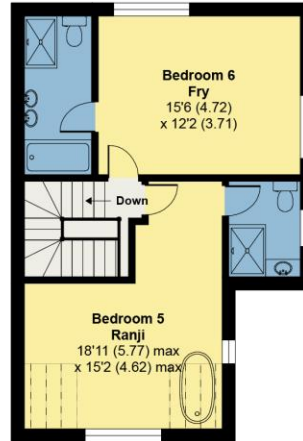
**LITTLE HOUSE
GROUND FLOOR**



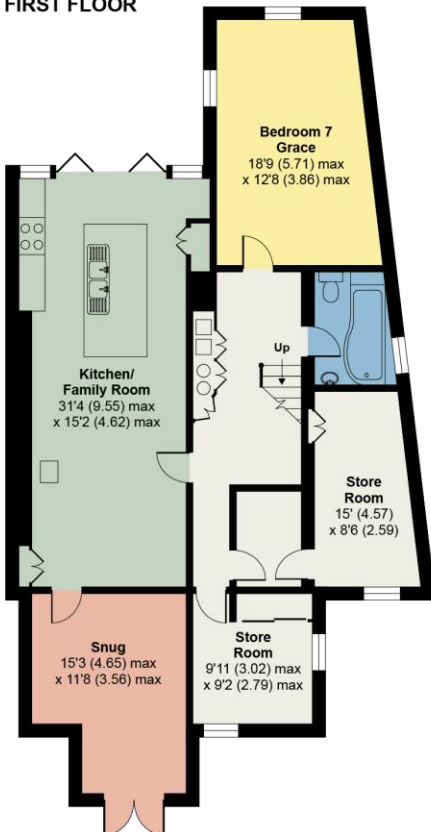
**LITTLE HOUSE
FIRST FLOOR**



FIRST FLOOR

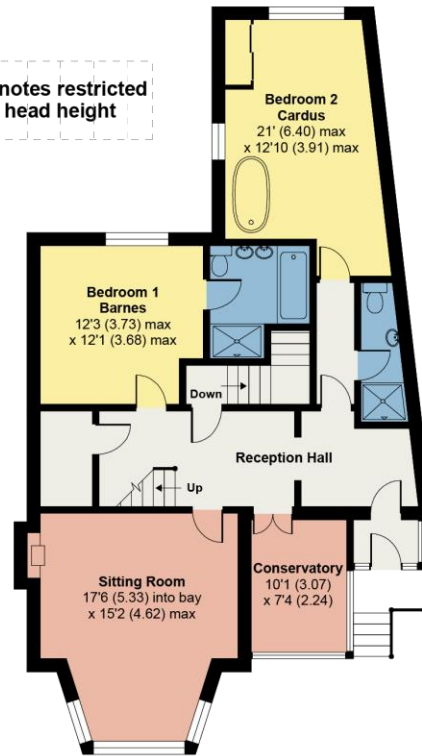


SECOND FLOOR



LOWER GROUND FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 726451

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