



Windermere

£700,000

Lane Head, Victoria Road, Windermere, Cumbria, LA23 2DP

A charming 4 bedroomed detached bungalow built in the 1920's and now requiring significant renovation, set on a little under a 1 acre plot at the head of a small private cul de sac yet close to the amenities of Windermere village. With the added benefit of private driveway and a detached double garage.

Quick Overview

- 4 Bedroomed detached bungalow
- 2 Reception rooms and 2 bathrooms
- Peaceful location
- Large garden and patio seating area
- Glimpses of the Lakeland fells
- Close to Windermere village amenities, transport links and the local schools
- Renovation project
- Potential to be an ideal family home, 2nd home or holiday let
- Double garage and ample driveway parking
- Planning permission has been granted (Ref 7/2023/5729)



4



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2



D



Superfast
Broadband



Double garage
and parking

Property Reference: W6061



Sitting Room



Dining Room



Kitchen



Bedroom 1

Location:

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 the entrance to the private drive is on the right.

Property Overview:

Lane Head is set in an elevated position on the outskirts of Windermere Village. With glimpses of the Lakeland fells this is a 4 bedroomed detached bungalow on the outskirts of Windermere village, now in need of renovation in a nice sized plot with large garden, driveway parking, double garage and outside store.

The accommodation currently comprises of sitting room, kitchen, dining room, 2 household bathrooms and separate WC, 4 bedrooms and 1 utility room. We believe that the configuration and layout of the property could be changed to suit the new owners.

After renovation, the property would be an ideal main residence, second home or holiday let.

Note: Planning Permission has been granted by the Lake District National Park Authority to demolish the existing dwelling and construct a new dormer bungalow as a replacement - for full details of the permission can be viewed on the LDNP website under reference 7/2023/5729

Accommodation: (with approximate measurements)

Sitting Room 13' 10" max x 13' 9" max (4.22m x 4.19m)

Dining Room 11' 10" max x 10' 0" (plus bay) (3.61m x 3.05m)

Kitchen 12' 11" x 9' 9" (3.94m x 2.97m)

Bedroom 1 13' 4" x 11' 7" (4.06m x 3.53m)

Bedroom 2 11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom 3 11' 7" x 10' 3" (3.53m x 3.12m)

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Approximate Area = 1481 sq ft / 137.5 sq m

Double Garage = 447 sq ft / 41.5 sq m

Store = 66 sq ft / 6.1 sq m

Total = 1994 sq ft / 185.1 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 2024. Produced for Hackney & Leigh. REF: 1100293

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