



# Windermere

**£385,000**

The Old Dairy, Lickbarrow Close, Windermere, Cumbria, LA23 2NF

The Old Dairy, a characterful 2 bedroomed Lakeland Cottage thought to have been built in the 1730's, is situated within a quiet and desirable cul-de-sac in a semi-rural position on the outskirts of Windermere village. Many original traditional features have been retained, including the original external stone steps to the first floor, thick stone walls with window seats and exposed beams giving the property that quintessentially Lakeland Cottage feel. The cottage would make an ideal permanent residence, 2nd home or long term let.

## Quick Overview

2 bedroomed character cottage

1 reception room & 1 bathroom

Good decorative order

Paved patio

Shrub and flower beds with seating area

Parking adjacent to house plus separate garage

Semi-rural position but close to amenities and schools

\*Superfast fibre broadband available



2



1



1



E



Superfast  
Fibre  
Broadband



Parking and  
Garage

Property Reference: W6063



Living room



Living room



Kitchen



Bedroom 1

**Location:** The Old Dairy is in a convenient semi-rural location set in a quiet cul-de-sac that is in walking distance of all local amenities in both Bowness & Windermere and is also within easy reach of Lake Windermere and the surrounding Lake District attractions.

Leaving our Windermere office take New Road towards Bowness, turn left onto Thornbarrow Road, at the top turn right onto Park Road then turn left at the crossroads of Park Road and Lickbarrow Road. Lickbarrow Close is first right part way up the hill and The Old Dairy is set back on the left at the end of the Close.

**Property Overview** Nestled in the heart of the picturesque Lake District this two bedroomed Lakeland cottage, thought to be built around 1730, retains many character features and offers a tranquil retreat for those seeking a peaceful escape.

The entrance porch with coat hooks and shelving provides a useful storage area.

A glazed door leads to a large but cozy living room featuring original oak beams, window seats, fitted bookshelves and a Stovax multi fuel stove set in a Lakeland stone fireplace, perfect for relaxing evenings after a day spent exploring the area. At one end of this room is a lower area set behind an open wood screen that has previously been used as a home/office.

The breakfast/kitchen is a light and airy double height room with fitted units including a breakfast bar. The integrated appliances consist of a Belling Oven/Grill, Belling Ceramic Hob with an Elicia extractor above, Montpellier fridge and separate freezer, Beko dishwasher and a Whirlpool washer/dryer.

Upstairs the cottage features two well-appointed bedrooms, both of which have fitted wardrobes and views of the fells. The bathroom comprises of WC, pedestal washbasin, bidet and Mira power shower.

Outside the property benefits from car parking immediately adjacent to the property, a rear paved patio as well as a separate garage with adjacent planted borders and seating area.

Please note that there is a covenant on this property that prevents the use of the cottage as a full time holiday let.

**Accommodation: (with approximate measurements)**

**Entrance Porch**

**Living Room** 17' 0" max x 15' 0" max narrowing to 9'8" (5.18m x 4.57m)

**Stairs from living room leads to:**

**Breakfast Kitchen** 16' 0" max x 9' 2" max (4.88m x 2.79m)

**Stairs from the kitchen leads to:**

**Landing** With airing cupboard containing insulated hot water cylinder and loft access.

**Bedroom 1** 11' 4" x 10' 4" (3.45m x 3.15m)

**Bedroom 2** 10' 2" x 7' 8" (3.1m x 2.34m)

**Outside:** At the front there is a parking space adjacent to the entrance porch with visitor parking in the main parking area on a first come first served basis. To the rear of the property is a small paved patio and storage area by the kitchen door.

The garage is at the top and end of the access road with adjacent, easily maintained, borders including various plants and shrubs. To the top and rear of the garage is an area that is presently bark mulched, this catches the afternoon sun & has views of the Lakeland Fells and has previously been used as a separate patio/ seating area. This area could equally be used to extend the garage or for other purposes, subject to the necessary consents being obtained.

**Garage** 16' 0" x 8' 0" (external measurement) (4.88m x 3.96m)

**Property Information:**

**Services:** Mains water, drainage and electricity ( mains gas is available on the Close but not connected to this property). Electric night storage heaters and hot water use the Economy 10 Tariff. The Stovax multi fuel stove was recently installed and is still under Guarantee. The majority of windows and all external doors were recently replaced with modern A rated double glazed units and are still under guarantee. One original single glazed traditional mullioned window in the living room was retained as were the double glazed windows in the kitchen.

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

**Council Tax:** Westmorland and Furness Council - Band D.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3Words:** //yours.mimics.rolled

**Notes:** \*Checked on <https://www.openreach.com/> 21st March 2024 - not verified.



Bedroom 2



Shower room



OS Plan



View from Lickbarrow Close

## Lickbarrow Close, Windermere



**Ground Floor**



**First Floor**

**Total floor area 104.1 m<sup>2</sup> (1,120 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...We fell in love with The Old Dairy over 30 years ago and have many wonderful memories of our time here in this quiet, cosy cottage which is so convenient for access into Bowness & Windermere Villages as well as for exploring the rest of the Lake District and surrounding areas.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/04/2024.