



## Windermere

£485,000

Deer Wood, Flat 5, Applethwaite Hall, Windermere, LA23 1PZ

A fantastic well presented ground floor 2 bedroomed, 2 bathroom (1 ensuite) apartment, set in the prestigious building of Applethwaite Hall. With luxury in mind with every detail complimenting the original Arts and Crafts movement, it has become a very successful holiday let property and is set in a private, quiet and rural location and yet less than a mile from the centre of Windermere.

### Quick Overview

- 2 bedroomed apartment
- 1 reception room and 2 bathrooms (1 en-suite)
- Quiet rural location
- Covered balcony and patio seating area
- For sale as a going concern
- Less than a mile from amenities
- Very well presented
- Currently a successful holiday let
- Allocated parking
- \*Superfast fibre broadband available



2



2



1



D



Superfast  
Broadband



Allocated  
Parking

Property Reference: W6074



Living room/kitchen



Kitchen area



Bedroom 1



Bedroom 1

**Location:** Lying just under 1 mile from the centre of Windermere village. From the Natwest Bank in Windermere, head towards Staveley and Kendal on the A591 initially following the road up the hill over Alice How and as the road starts to dip bear left (after approx. 0.3 miles). Follow the lane for a further 0.4 miles or so turning into the private entrance to Applethwaite Hall on the right. Follow the sweeping driveway up and round and Deer Wood is on the left hand side of the building with its private space clearly marked in front.

**Property Overview:** A fantastic, well presented apartment set in a quiet idyllic location with more than the average outside space that an apartment would usually have. Applethwaite Hall was converted in 2016/2017 and could possibly be the last conversion in the area without a local occupancy clause being placed on them.

The property comprises of entrance hall with useful built in storage cupboard. The beautiful open plan living room and kitchen is a great space for relaxing and entertaining. A door from this room leads out onto the balcony. The kitchen has modern appliances of Neff electric oven and induction hob with extractor over, built in Neff dishwasher and Neff microwave, integrated fridge/freezer and space for washing machine/dryer. Bedroom 1 benefits from built in wardrobes and has an en-suite comprising of WC, washbasin and shower. Bedroom 2 also has built in wardrobes and drawers. The modern family bathroom has a WC, washbasin with vanity unit and bath with shower over and underfloor heating. A cupboard houses the Oso water cylinder.

**Accommodation:** (with approximate measurements)

**Entrance Hall**

**Open Plan Living Room/Kitchen** 19' 7" x 14' 7" min (5.97m x 4.44m)

**Bedroom 1** 14' 0" max x 12' 10" (4.27m x 3.91m)

**En-suite**

**Bedroom 2** 13' 0" x 10' 0" (3.96m x 3.05m)

**Bathroom**

### Property Information:

**Outside:** To the rear is a covered balcony, a door leads to a further porch area. This then leads to a further private paved patio seating area and then round the corner is a decked seating area which can be enjoyed over the Summer months. A small easily maintained garden area with various small trees and shrubs. To the front of the property is allocated parking for 1 car and further visitors parking.

**Services:** Mains electricity and water, private shared drainage. Double glazed windows and electric heating.

**Tenure:** Long leasehold for the residue of a 999 year lease from 2016 The service charge amounts to £2909.40 for 2024/25 and covers maintenance of communal areas, communal gardens and outside area, it also includes building insurance and a contribution of £314.00 to the sinking fund for future maintenance

**Business Rates:** Rateable value of £2,025 with the amount payable £992.25 for the year 2024.25. Please note depending on the purchasers situation, small business rates relief may apply.

**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:** //boxing.towel.allowable

**Notes:** \*Checked on <https://www.openreach.com/> 12th April 2024 - not verified.



Bedroom 2



Bathroom



Decked seating area



OS Plan

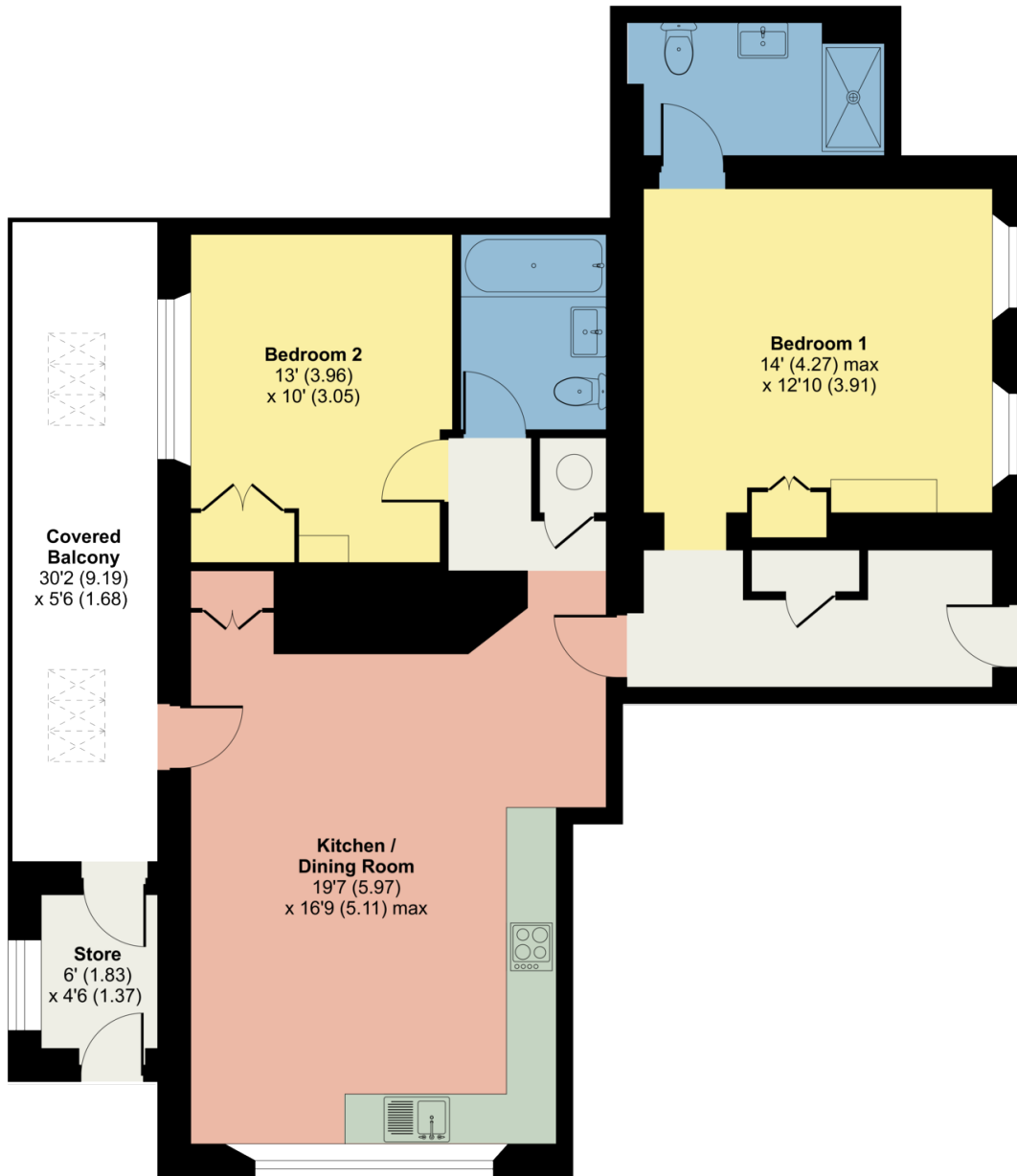
# 5 Applethwaite Hall, Windermere, LA23

Approximate Area = 955 sq ft / 88.7 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1110514

**A thought from the owners** - We, and our guests, love the fact that Deer Wood is within walking distance from the restaurants and shops in Windermere, yet nestled in a peaceful, rural location from where you can sit on the balcony, watching the deer and listening to bird song."

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