



Lakeside

£695,000

Landene House, Lakeside, Cumbria, LA12 8AS

A delightful 3 bedroomed extended semi-detached traditional Lakeland stone built house, set in a quiet and private location in this popular hamlet near to the Lakeside Hotel and The Swan Hotel. The property is also close to the West Windermere Way walk which has recently opened and runs from Newby Bridge to Lakeside, thereby having good communications via the A590 to Ulverston, Barrow and the M6 motorway network, meaning the property is in a great location!

Quick Overview

- 3 bedroomed semi-detached house
- 3 reception rooms and 1 bathroom and 1 shower room
- Peaceful and private location
- Enclosed garden
- No chain
- Close to Lake Windermere
- In excellent and tasteful decorative order
- Ideal permanent residence, 2nd home or holiday let
- Off road parking for numerous cars
- *Ultrafast fibre broadband available



3



2



3



F



Ultrafast
Broadband



Off Road
Parking

Property Reference: W6090



Snug



Kitchen/Breakfast room



Morning room



Kitchen/Breakfast room

Description: An attractive 3 bedroomed extended semi-detached traditional Lakeland stone built house, set in a quiet location yet convenient for both the Lakeside Hotel and The Swan Hotel. At the foot of Lake Windermere with good access to the villages of Windermere and Bowness by car or boat! from the nearby Lakeside landing pier. The property is also close to the West Windermere Way walk which has recently opened and runs from Newby Bridge to Lakeside, plus many walks nearby including High Dam Tarn, meaning the property is in a great location!

Location: Landene House is situated at the foot of Lake Windermere, England's largest Lake and occupies a peaceful and private setting. From the M6 (Junction 36) travel towards Kendal and the South Lakes. Leave the dual carriageway and travel towards Barrow along the A590 (T) until reaching Newby Bridge.

From Windermere travel south along the A592 towards Newby Bridge, turning right at the roundabout junction towards Barrow.

Once at Newby Bridge turn first right after the Newby Bridge Inn, over the small bridge, towards the Swan Hotel. Follow the road round heading towards Lakeside. Landene House can be found on your left hand side just after the Lakeside Hotel.

Property Overview: Landene is an immaculately presented 3 bedroomed semi-detached house situated in a quiet yet convenient location and has been well maintained by the present owners. This property is an ideal permanent residence, 2nd home or holiday let.

Landene House, was built in 1875 from traditional Lakeland stone with slated roof. Situated in an area steeped in agricultural and industrial history, from the Iron works in Backbarrow to the Bobbin Mill at Finsthwaite, and is surrounded by beautiful ancient coppice woodlands. The house was built by TWN to accommodate the Station Master(s) of Lakeside Station & families, who worked on the bustling Furness Railway line, that ran through to Lakeside from Barrow-in-Furness during that time. It then passed down to the Master of Steamers & his family, who ran pleasure boat rides along Windermere, circa 1920's. Landene House can be seen in the background of old photos of the Lakeside Hotel, it is very much a part of the rich history of this beautiful hamlet of Lakeside.

The property comprises of 3 reception room with porch, entrance hall with handy understairs cupboard. Living Room which is dual aspect and is tastefully modernised and has a tiled inset timber fireplace and shelving. Snug with Morso wood burner ideal for those cosy winter evenings, built in cupboards. A bright morning room can be found just off the



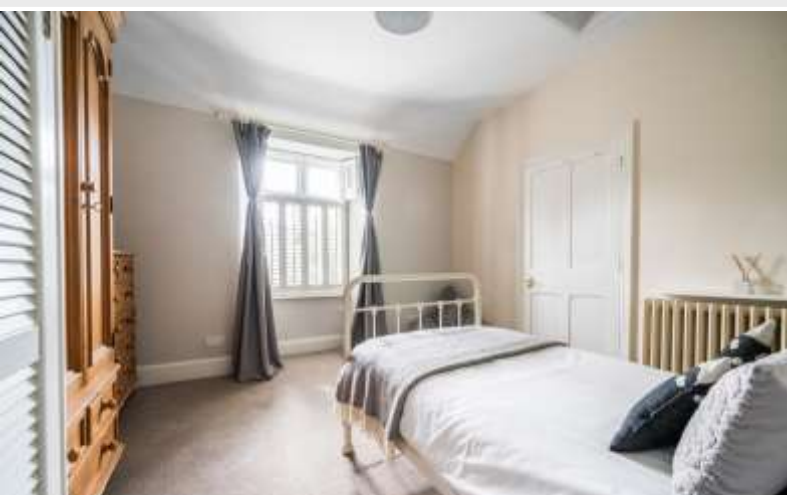
Sitting room



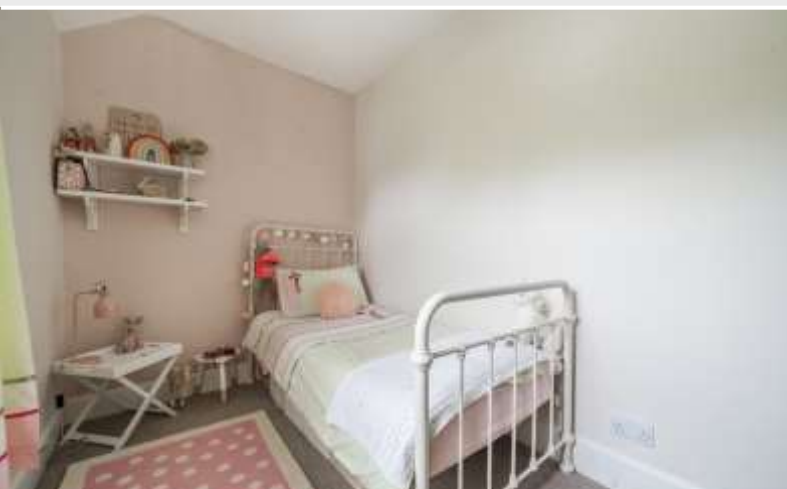
Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

dining kitchen. All of these rooms have stylish window shutters. The kitchen is a fantastic feature to this property with its high ceilings and beams, here you can find appliances of Rangemaster oven and hob, built in microwave and central island and a dining area great for entertaining and with underfloor heating. Just off the kitchen you will find a walk in shower, WC and washbasin with underfloor heating and a useful store cupboard. On the first floor you will find 3 good sized bedrooms with Bedroom 1 being dual aspect and having views of the local fells including Gummings Howe. Bedroom 2 has fitted wardrobes one housing the hot water tank. A family bathroom can be found on this floor with WC, vanity unit and bath with both shower over and hand held shower and again benefitting from underfloor heating.

Accommodation: (with approximate measurements)

Entrance porch

Snug 12' 6" x 12' 0" (3.81m x 3.66m)

Living room 12' 0" x 12' 0" (3.66m x 3.66m)

Kitchen/Breakfast room 18' 2" x 16' 6" (5.54m x 5.03m)

Morning Room 12' 0" x 12' 0" (3.66m x 3.66m)

Shower room

Stairs from the entrance hall lead to first floor:-

Landing Loft access and linen cupboard.

Bedroom 1 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom 2 12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom 3 12' 0" x 7' 9" (3.66m x 2.36m)

Bathroom

Property Information:

Outside: To the front of the property is a good sized enclosed private lawn area with shrubs and borders and a paved area ideal for BBQs. Oil tank and 2 stores, one with outside WC. There is parking for numerous cars to the side and front of the property.

Detached Garden Store 11' 11" x 8' 7" (3.63m x 2.62m)

Store 6' 7" x 5' 4" (2.01m x 1.63m)



Bedroom 1



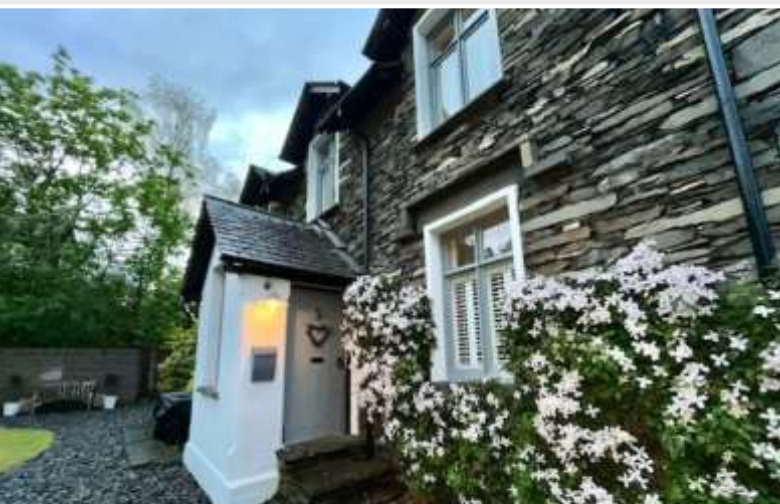
View



Garden



Parking and Garden



Twilight pic 10

Services: Mains water, electric and oil fired central heating. Private drainage to septic tank. Double glazed throughout except for the sitting room window.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band E.

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: //saved.banquets.prayers

Notes: *Checked on <https://www.openreach.com/> 9th May 2024 - not verified.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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Landene House, Lakeside, Ulverston, LA12 8AS

Approximate Area = 1576 sq ft / 146.4 sq m

Outbuilding = 161 sq ft / 14.9 sq m

Total = 1737 sq ft / 161.3 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). © richcom 2024. Produced for Hackney & Leigh. REF: 1123368

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