



Windermere

£1,250,000

Old Laundry, High Borran, Windermere, Cumbria, LA23 1JS

A delightful 4 bedroomed detached home, built in 1923 as the laundry to the hunting lodge which was owned by a Liverpool shipping family. Set in a picturesque country location, overlooking open fields on the outskirts of Windermere. Extended by the current owner within the last 10 years, the property has a mix of traditional and modern features. Surrounded by rolling countryside, this property is a must see.

Quick Overview

- 4 bedroomed detached country house
- 2 reception rooms and 4 shower/bathrooms
- Rural location
- Large garden and outbuildings
- Countryside views
- Built in 1923, recently extended
- In good decorative order
- Ideal family home or 2nd home
- Parking

*Superfast fibre broadband available



4



4



2



E



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6084



Living room



Kitchen



Dining room



En-suite bathroom

Description: A delightful 4 bedroomed detached home, built in 1923 set in a picturesque country location, overlooking open fields on the outskirts of Windermere. Extended by the current owner within the last 10 years, the property has a mix of traditional and modern features. Surrounded by rolling countryside, this property is a must see.

Location: Located in High Borrans, a short drive from the centre of Windermere. From Windermere, leave the village on the A591 towards Kendal, continue over Bannering and turn left following the road to The Common. Continue along this road and turn right, follow the road and then at the junction turn left and then almost immediately right on to High Borrans and follow the lane for approx. 1.2 miles, passing through High Borrans farmyard, the Old Laundry can be found on your left.

If it's the first time you've been to this property, the slightly longer but easier route to follow is to leave Windermere on the A591 and on entering lngs bear first left at Hill Farm and follow the road up for 1 1/4 miles, turning right at the High Borrans wooden sign.

Property Overview: Nestled in the surroundings of High Borrans adjoining farm, Old Laundry is a charming property that exudes tranquility and comfort. This delightful home has been extended by the current owners and offers a unique blend of traditional and modern charm, ensuring a warm and inviting atmosphere from the moment you step inside.

As you step into the entrance hall, you'll immediately feel at home. This welcoming space give access to the utility room, housing the Worcester boiler and the UV water filter and having space for a fridge freezer, washing machine and also has a traditional Belfast sink. A cloakroom can also be found with shower, WC and washbasin. The porch leads to the inner hallway, where you'll find a handy understairs cupboard. The hallway leads into the dining room from which double doors open into the dual aspect sitting room which is light and airy and has patio doors leading to the garden, overlooking the country side. The dining room has a splendid wood burning stove which creates a warm and inviting atmosphere, making this a perfect space for entertaining family and friends, whether on sunny summer days or cosy winter evenings. Off the sitting room is bedroom 4 with patio doors opening out onto the garden and having an en-suite shower room.

The fitted kitchen has an extensive range of wall, base, and drawer units with complementary working surfaces and an inset Belfast sink. Modern appliances include an Aga, integrated dishwasher and integrated fridge.

On the first floor a further 3 bedrooms can be found. The large master bedroom with dressing room, en-suite and double doors opening onto a balcony overlooks the rolling



Living Room



Kitchen



Living room



Dining room



Bedroom 1



Office/Study

countryside. Bedroom 2 also has an en-suite. A study/office can also be found on this floor and this was formerly a bathroom which could easily be turned back into a bathroom.

Outside there is an outbuilding which is currently being used as a workshop/dog kennels.

Accommodation: (with approximate measurements)

Entrance porch

Cloakroom

Utility room 12' 0" x 8' 11" (3.66m x 2.72m)

Inner Hall

Kitchen 12' 8" x 12' 0" (3.86m x 3.66m)

Dining room 16' 8" x 11' 8" (5.08m x 3.56m)

Sitting room 26' 6" x 13' 6" (8.08m x 4.11m)

Bedroom 3 10' 3" x 9' 1" (3.12m x 2.77m)

En-suite bathroom

Stairs from the hallway lead to the first floor:-

Landing

Bedroom 1 19' 7" x 13' 4" (5.97m x 4.06m) with balcony.

Large En-suite bathroom and dressing room

Bedroom 2 13' 2" x 12' 1" (4.01m x 3.68m)

En-suite shower room

Bedroom 4 12' 6" x 12' 3" (3.81m x 3.73m)

Study/Office (Former bathroom) 9' 6" x 9' 0" (2.9m x 2.74m)

Property Information:

Outside: Gardens surround the property with a patio seating area, lawns and orchard with fruit trees, vegetable garden, shed and a greenhouse.

To the front of the property is parking for 2/3 cars and outbuildings currently used as a workshop and dog kennels.

Outbuilding 1 14' 0" x 6' 11" (4.27m x 2.11m)



Bedroom 1



Bedroom 2



Bedroom 2



View



View

Workshop 11' 2" x 8' 3" (3.4m x 2.51m)

Kennels 8' 3" x 5' 4" (2.51m x 1.63m)

Services: Mains electricity, oil fired central heating (2 oil tanks, 1 servicing the Aga and one for the heating system. Private drainage and water supply.

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.

Council Tax: Westmorland and Furness Council - Band F.

Tenure: Freehold. Vacant possession upon completion.

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: //guilty.flexibly.fussy

Notes: *Checked on <https://www.openreach.com/> 15th May 2024 - not verified.

Meet the Team

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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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Old Laundry, High Borrans, Windermere, LA23

Approximate Area = 2233 sq ft / 207.4 sq m

Outbuilding = 235 sq ft / 21.8 sq m

Total = 2468 sq ft / 229.2 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: 1125959

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