



## 1a Annisgarth House, Annisgarth, Windermere

Auction Guide Price £450,000 - £550,000





## 1a Annisgarth House Annisgarth

Windermere GUIDE PRICE £450,000-550,000+

FOR SALE BY AUCTION ON THURSDAY 5th SEPTEMBER 2024, AT THE HALSTON, CARLISLE 12NOON

An exciting opportunity to obtain a duplex apartment nestled within a beautiful period property lies between the towns of Windermere and Bowness-on-Windermere. Enjoying easy access to England's largest lake, Windermere, whether by foot, car, bike or bus, this stunning lake offers a sense of escape for water activities, boat rides and lakeside walks. Windermere has a rich history which is reflected in its historic roots and the growth spurred by the Victorian era. Windermere and Bowness-On-Windermere are desirable places to make a home due to the abundance of places to eat, drink, and visit. You'll enjoy the best of both worlds with natural beauty and urban amenities at your doorstep. With good access to the town's facilities, including shops, restaurants, and schools, this residence offers both seclusion and accessibility. This stunning duplex apartment presents an exceptional development opportunity for those with a discerning eye and a vision for perfection. Behold breathtaking views across Lake Windermere, with panoramic vistas stretching towards the Langdale Pikes and the Fairfield horseshoe, providing an awe-inspiring backdrop for every-day living. Boasting a generously sized kitchen perfect for culinary adventures, and a spectacular sitting room diner flooded with natural light, this residence offers an inviting space for relaxation and entertainment. Two double bedrooms and three attic rooms with potential for conversion into additional bedrooms ensure flexibility for varying family needs, alongside a family bathroom and convenient shower room. With an internal floor area of approximately 1980 ft<sup>2</sup>/184 m<sup>2</sup>, this home provides ample space for modern living, encouraging a harmonious balance of comfort, style, and potential for bespoke customisation to suit individual preferences and lifestyle requirements.

A true haven for nature enthusiasts and those seeking tranquility, this home features a wooded garden plot spanning approximately 1/4 acre, complete with a peaceful beck bubbling beck and offers endless scope and there is a carport provide parking/storage options..

- Amazing development opportunity subject necessary consents
- Stunning views across Lake Windemere, towards the Langdale Pikes and the Fairfield horseshoe
- Spectacular sitting room diner with plenty of natural light
- Two double bedrooms and three attic rooms with potential to create additional bedrooms
- Family bathroom and shower room
- Carport and wooded garden plot with a stream running through, approx. 1/4 acre, potential for parking/garaging subject to necessary consents
- Desirable highly sought after location mid way between Windermere and Bowness-On-Windermere
- Internal floor area approx. 1980 ft<sup>2</sup>/184 m<sup>2</sup>
- Majority of windows double glazed, electric heating
- Duplex apartment in a beautiful, period house with features including picture rails and cornices

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

**SERVICES** Mains electric, water and drainage.

**COUNCIL TAX BAND D**

#### **DIRECTIONS**

From Windermere proceed along New Road and turn left into Craig Walk immediately before the Police Station. Continue to take the second left turn in to Annisgarth Drive. Follow the road around to the left and the drive for 1 Annisgarth is located on the left.

**WHAT3WORDS:**farmer.muffin.intrigues





#### **KITCHEN**

11' 7" x 11' 2" (3.54m x 3.41m)

#### **SITTING ROOM**

21' 11" x 15' 4" (6.68m x 4.68m)

#### **HALLWAY**

16' 11" x 5' 9" (5.16m x 1.75m)

#### **BEDROOM**

17' 11" x 13' 4" (5.45m x 4.07m)

#### **BEDROOM**

15' 10" x 8' 7" (4.82m x 2.61m)

#### **BATHROOM**

12' 0" x 4' 8" (3.65m x 1.43m)

#### **LANDING**

13' 6" x 8' 2" (4.11m x 2.48m)

#### **SHOWER ROOM**

9' 9" x 5' 1" (2.97m x 1.56m)

#### **ATTIC LOFT SPACE**

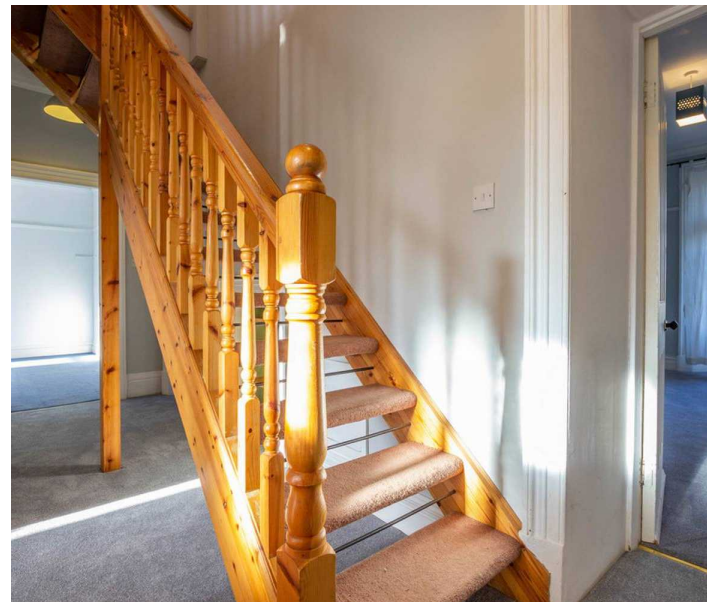
15' 8" x 13' 8" (4.77m x 4.17m)

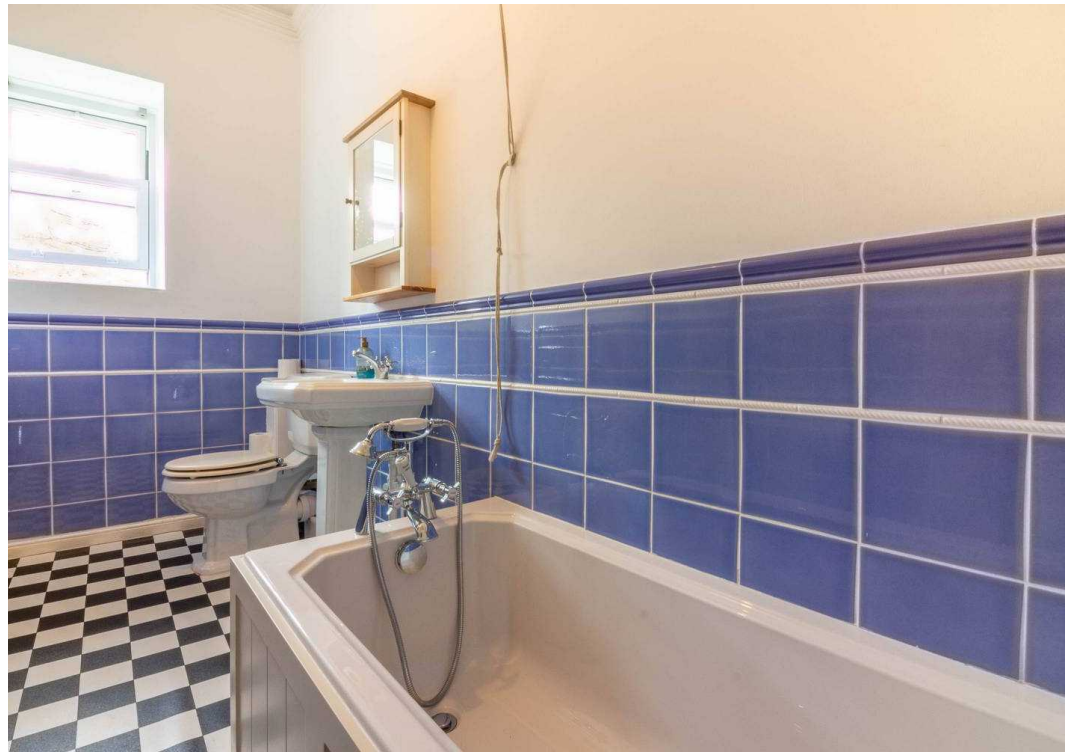
#### **ATTIC LOFT SPACE**

15' 11" x 11' 9" (4.84m x 3.59m)

#### **ATTIC LOFT SPACE**

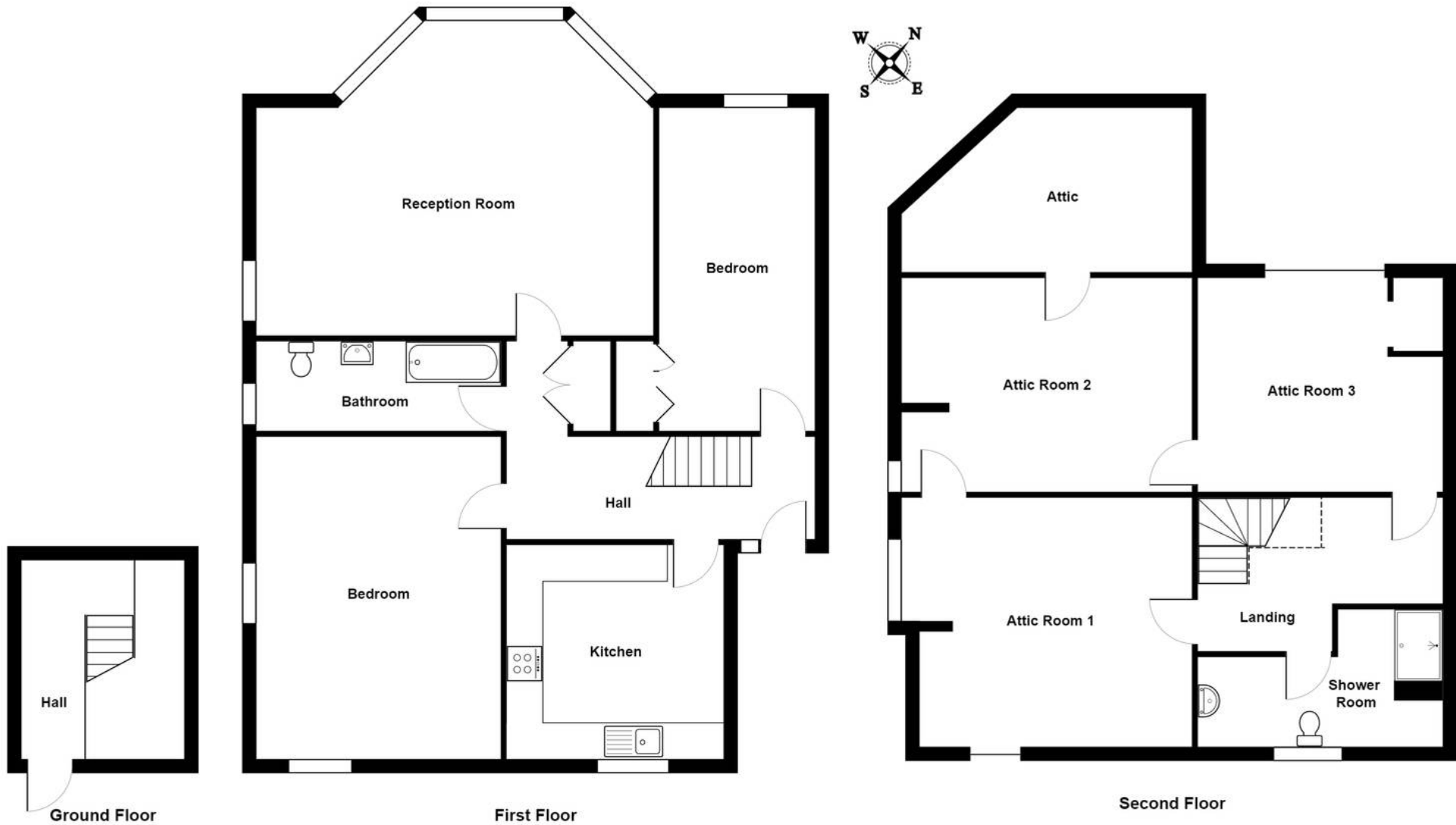
13' 7" x 11' 9" (4.13m x 3.59m)











Flat 1A Annisgarth House, Annisgarth, Windermere  
 Total Area: 184.0 m<sup>2</sup> ... 1981 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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