



# Windermere

£515,000

Redruth, 6 Thornbarrow Road, Windermere, Cumbria, LA23 2EW

Dating back to 1904 this attractive semi-detached family home offers spacious well planned accommodation laid out over three floors. The layout is both flexible and versatile with the lower ground floor having its own entrance door, a good sized bedroom, hobby room, utility room and shower room - ideal for those with dependent relatives or a teenagers heaven.

To the front is an open porch with door into the hallway, there is a large open plan living room with deep bay being open to the dining room and the contemporary fitted kitchen, together with a separate sitting room. Upstairs you will find three double bedrooms and the house bathroom. Completing the picture are easy to manage gardens and a driveway with parking for one small car.

The current owners are prepared to sell the property as an ongoing concern, if any buyers are interested in keeping the property as a holiday let.

## Quick Overview

4 Bedroomed semi-detached house

2 Reception rooms and 2 bathrooms

Excellent central location

Potential to convert lower ground floor

Rear patio

Close to amenities and transport

Good decorative order

Ideal permanent home, 2nd home or holiday let

Off road parking for 1 small car

\*FTTC Superfast broadband available up to 72-80 Mbps



4



2



3



E



Superfast  
Fibre  
Broadband



Off Road Parking  
for 1 Car

Property Reference: W6131



Living Room



Dining Room



Kitchen



Sitting Room

**Location:** From Windermere, travel towards Bowness along New Road continuing onto Lake Road. Upon passing the zebra crossing at Goodly Dale, Thornbarrow Road is the next turning left. Redruth can be found a short way up on the left. The location is approximately mid way between the villages of Windermere and Bowness-on-Windermere therefore most convenient for a range of amenities including local schools and public transport etc.

**Property Overview:** To the front elevation is a covered porch with red brick tiled floor and a feature stained glass window. A large Victorian style glazed door opens into the welcoming hallway with wood flooring, cornicing to ceiling, radiator and staircase to the first floor.

To the right of the hallway is a light and airy open-plan living room, formally three rooms now flowing into one perfect for the modern family. With high ceilings, cornicings, feature alcoves and two large bay windows to the front and rear.

The wood flooring from the hallway runs through into the pleasant living room that overlooks the front garden and into the dining room to the rear with its original fitted wall cupboards.

The kitchen is open to the dining room and overlooks the rear garden area. Fitted with an attractive range of contemporary cream wall and base units with complementary worktops with inset bowl and half stainless steel sink. A range of kitchen appliances include; a built in oven and four ring ceramic hob with stainless steel and glass cooker hood over, 2 fitted under counter fridges and dishwasher.

To the left of the hallway is a further sitting room again with a square bay window to the front and with an attractive feature fireplace with tiled hearth, alcove, cornicing and picture rails. A staircase then leads down to the lower ground floor;

At this level you will find a hallway and a large walk-in store room, a good double bedroom overlooking the rear garden and an excellent hobby room/bedroom 5 with fitted cupboards, hot water cylinder and gas boiler, and there is a three piece shower room and a large utility room with fitted units, plumbing for washing machine and space for tumble dryer. Offer excellent space for those with a growing family, dependent relatives, or perhaps working from home, or even conversion (subject to necessary approvals) into a self contained flat having its own external access.

Back upstairs to the first floor is the landing with a gazed roof light, three large double bedrooms, two to the front elevation, both with feature cast iron fireplaces and one to the rear, together with the house bathroom.

Outside is off road parking for one small vehicle to the front along with easy to manage gardens.

Accommodation with approximate dimensions:

Ground Floor:

Open Porch

Entrance Hall

Living Room 14' 1" x 12' 10" (4.29m x 3.91m)

Dining Room 15' 0" into bay x 12' 1" max (4.57m x 3.68m)

Kitchen Area 9' 5" x 8' 4" (2.87m x 2.54m)

Sitting Room 15' 11" x 11' 3" (4.85m x 3.43m)

Lower Ground Floor:

Hallway

Bedroom 4 13' 5" x 12' 0" max (4.09m x 3.66m)

Hobby Room 12' 8" max x 12' 0" max (3.86m x 3.66m)

Shower Room

Utility Room 13' 8" max x 9' 10" max (4.17m x 3m)

Walk-in Store 16' 6" x 4' 5" (5.03m x 1.35m)

First Floor:

Landing

Bedroom 1 16' 2" max x 13' 4" max (4.93m x 4.06m)

Bedroom 2 14' 3" max x 12' 9" max (4.34m x 3.89m)

Bedroom 3 12' 9" max x 11' 9" max (3.89m x 3.58m)

Bathroom

Property Information:

Services: Mains electricity, mains gas, mains water and drainage.

Council Tax: Westmorland & Furness - 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: ///melon.craftsman.those

Notes: \*Checked on <https://www.openreach.com/> 6th August 2024 - not verified.

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Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

# Redruth, 6 Thornbarrow Road, Windermere, LA23

Approximate Area = 2108 sq ft / 195.8 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). © nlichecom 2024. Produced for Hackney & Leigh. REF: 1165245

*A thought from the owners...I have found being located between Bowness and Windermere gives you the best of both centres. On street parking isn't an issue as it's free and there is always space. Plus the walks to Brandt Fell and Rayrigg (a great swim point) are absolutely delightful!*

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