



Windermere

£875,000

Brantwood, Keldwyth Drive, Troutbeck Bridge, Windermere,, LA23 1HQ

A substantial detached house ripe for redevelopment, built in the 1960's on a good sized plot at the head of a quiet cul-de-sac. Currently arranged as a three bedroom bungalow on the ground floor and a spacious one bedroom flat on the lower ground floor. Ample gardens, driveway, parking and garage.

Quick Overview

- 4 Bedroomed detached house
- 2 Bathrooms and 2 reception rooms
- Peaceful location
- Large garden and balcony
- Glimpses of Lake Windermere and the fells beyond
- Close to amenities, transport and schools
- In need of modernisation
- Fantastic family home, 2nd home or holiday let
- Garage & off road parking
- *FTTC Superfast broadband available up to 67-80 Mbps



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6117



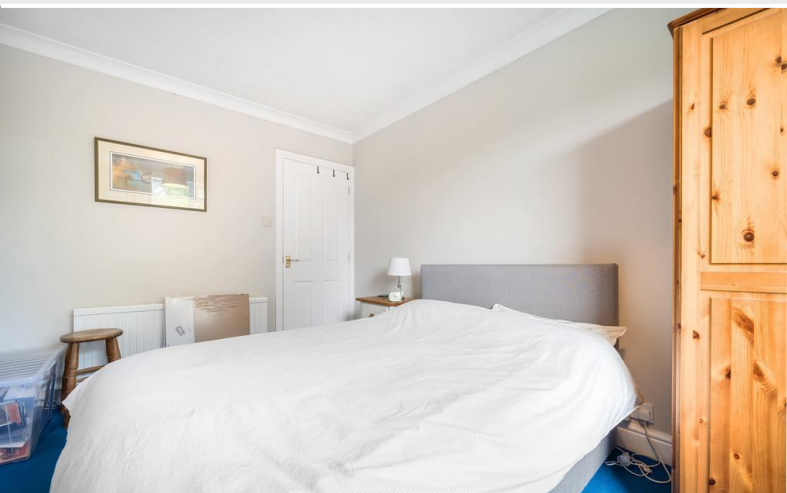
Living Room



Kitchen



Bedroom 1



Bedroom 2

Location: Set midway between Windermere and Troutbeck bridge in a quiet cul-de-sac off Keldwyth Drive. From Windermere proceed towards Ambleside on the A591 going straight over the mini-roundabout of Cooks House Corner to Ambleside. Bear next right on to Keldwyth Drive after a little more than 1/4 of a mile. At the fork in the road bear right up Keldwyth Drive and right again on to a short cul-de-sac servicing three properties. Brantwood is a short way along on the right.

Property Overview: Built in the 1960's this property has remained in the same family's ownership ever since and offers spacious versatile accommodation on a good sized private plot and is ripe for redevelopment/modernisation.

Ground floor access at the rear allows entry to a large three bedroom "bungalow" with views to the fells from the principle rooms along with a balcony that stretches the whole length of the house looking through the neighboring trees to the fells beyond.

The accommodation comprises dual aspect living room, fitted kitchen, three bedrooms and a bathroom with separate WC.

Access to the side leads down to the lower ground floor to a very large one bedroom flat which has a similar slightly floor area to the main part of the house above. Unoccupied for several years this comprises of a very large open plan living room and kitchen area, and a bedroom with an en-suite four piece bathroom and store access.

Outside there are mature gardens which amount to approximately 0.3 acres, driveway parking and an attached garage.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Living Room 18' 5 max" x 14' 5 max" (5.61m x 4.39m)

Balcony 37' x 5' 1" (11.28m x 1.55m)

Kitchen/Dining Room 13' 9" x 10' 4" (4.19m x 3.15m)

Bedroom 1 15' 3" x 11' 3" (4.65m x 3.43m)

Bedroom 2 12' 5" x 9' (3.78m x 2.74m)

Bedroom 3 11' 2" x 9' 3" (3.4m x 2.82m)

Bathroom

Garage 20' x 9' (6.1m x 2.74m)

Lower Ground Floor:

Open Plan Living Area/Kitchen 24' 9" max x 17' 6" max (7.54m x 5.33m)

Cloakroom 6' 10" x 4' 2" (2.08m x 1.27m) with boiler

Bedroom 4 16' 7" x 10' 6" (5.05m x 3.2m)

Ensuite Bathroom

Store Room 13' 5" x 10' 2" (4.09m x 3.1m) plus second storage area.

Under Housing 12' x 9' (3.66m x 2.74m) with boiler

Property Information:

Services: Mains electricity, mains gas, mains water and drainage. Gas fired central heating and partial double glazing.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland & Furness Council - Band F

Viewing: 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: ///screening.braced.navy

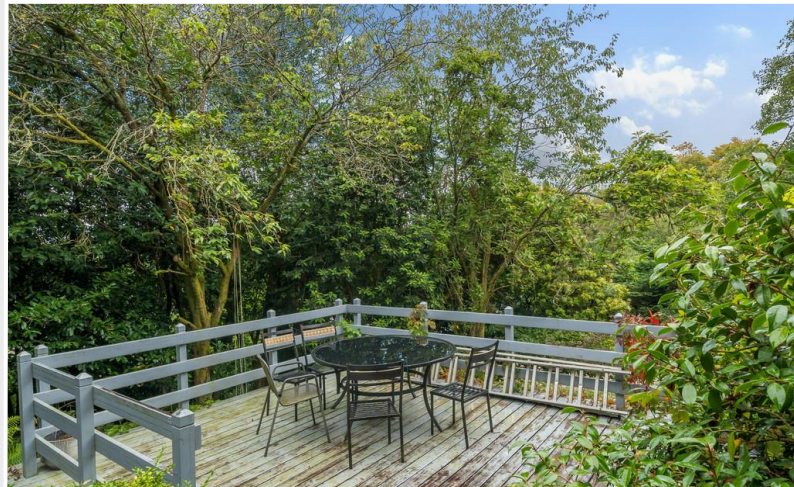
Notes: *Checked on <https://www.openreach.com/> 6th August 2024 - not verified.



Bedroom 3



OS Plan 2



Seating Area



Rear Elevation

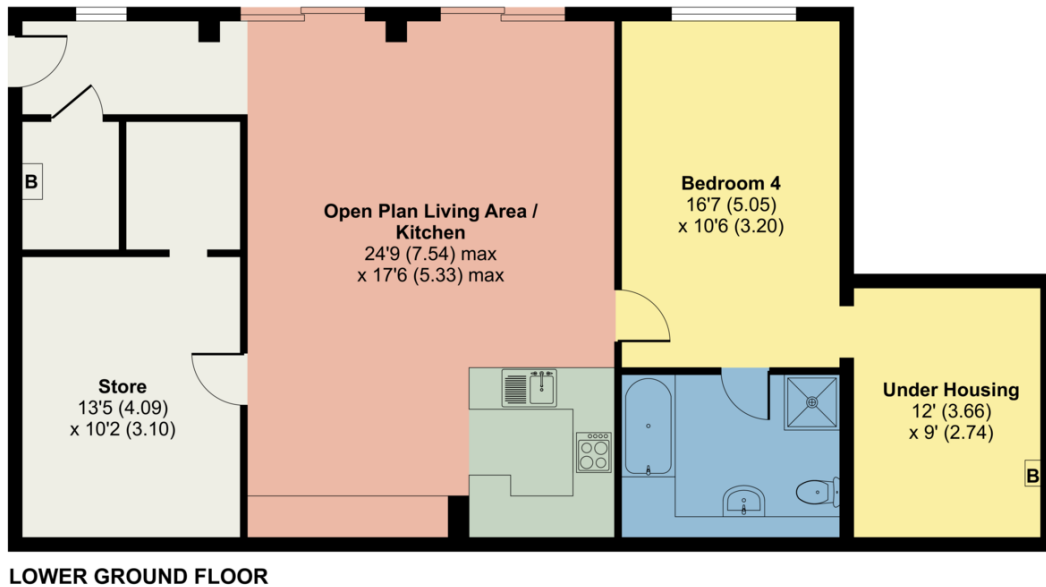
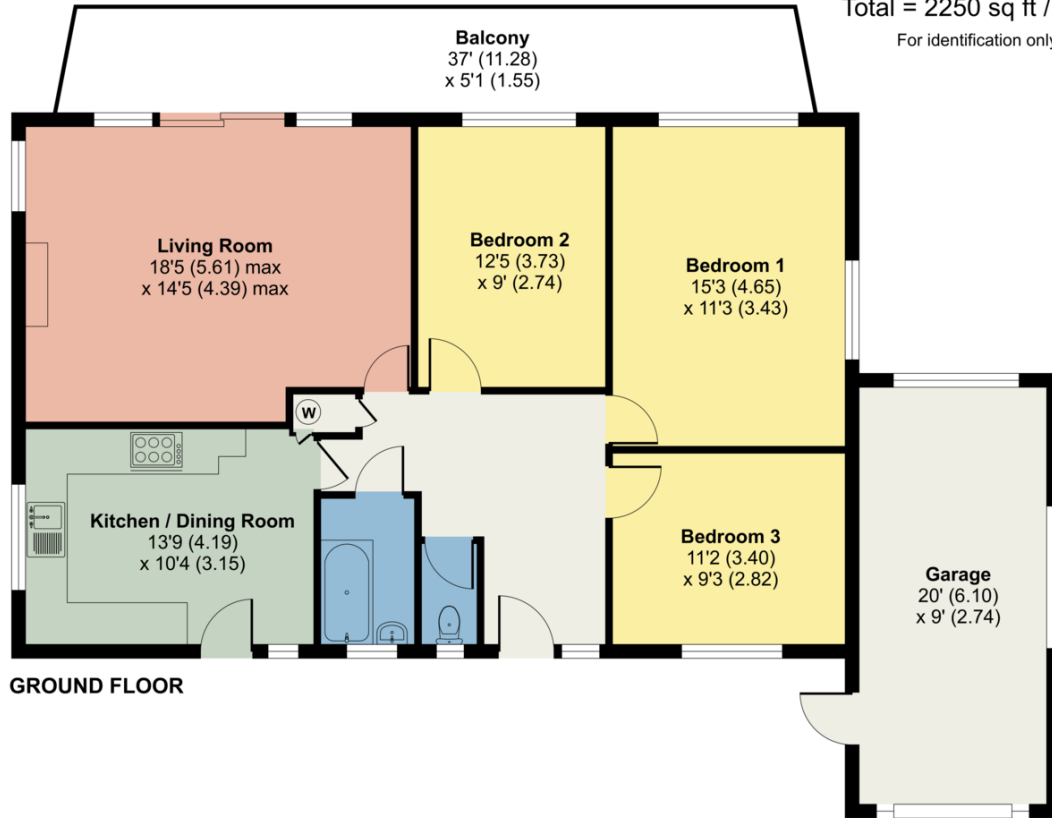
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Approximate Area = 2070 sq ft / 192.3 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2250 sq ft / 209 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). © n\checon 2024. Produced for Hackney & Leigh. REF: 1176701

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