



Lakeside

£525,000

West View Villa, Lakeside, Ulverston, Cumbria, LA12 8AP

A remarkably large 3 reception roomed, 5 bedroomed semi detached house with large detached garage, ample driveway parking, a rear garden in the quiet hamlet of Lakeside at the Southern end of Lake Windermere.

Quick Overview

5 Bedroomed semi detached house

3 Reception rooms and 2 bathrooms

Quiet location

Rear garden

EPC band

Short walk to local amenities

In good decorative order

A perfect family home, 2nd home or holiday let

Garage & off road parking

*FTTC Ultrafast broadband available up to

1800 Mbps



5



2



3



D



Ultrafast
Fibre
Broadband



Garage & off road
parking

Property Reference: W6157



Sitting room



Snug/Lounge



Dining room



Kitchen

Description: A remarkably large 3 reception roomed, 5 bed roomed semi detached house with large detached garage, ample driveway parking, a rear garden in the quiet hamlet of Lakeside at the Southern end of Lake Windermere.

Location: Situated in the popular hamlet of Lakeside on the south-west shores of Lake Windermere. To find the property from Newby Bridge proceed over the bridge towards The Swan Hotel, follow the road along for approximately one mile. Upon entering the village proceed past Landing Close and Woodland Vale, West View Villa can be found a short way along on the right hand side.

Property Overview: A traditional and substantial semi detached house presented in excellent order offering a sitting room, snug/lounge, dining room and kitchen on the ground floor, together with a small shower room complete with a sauna! The first floor has 3 good sized bedrooms and house bathroom and a further 2 bedrooms on the second floor with a smaller possibly sixth bedroom used as a music room. The property also has a wide first floor landing, which is ideal as an open office area and an additional mezzanine storage area off bedroom 3 on the first floor.

The property is heated via oil central heating together with a multi fuel stove in both the sitting room and snug/lounge and a larger wood burning stove in the dining room. The house is mainly double glazed with a good number of the windows being uPVC.

Outside there is a recently retarmacked drive (2023) with ample parking for 4 cars, rear 29' long garage including a workshop area to the rear and small rear garden.

Accommodation: (with approximate measurements)

Sitting Room 15' 4" into bay x 13' 4" (4.67m x 4.06m)

Snug/lounge 14' 6" into bay x 11' 10" (4.42m x 3.61m)

Dining Room 18' 3" x 12' 0" (5.56m x 3.66m)

Kitchen 15' 7" x 9' 8" (4.75m x 2.95m)

Shower room and WC

Sauna

First Floor:

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom 2 10' 9" x 10' 5" (3.28m x 3.18m)

Open Office Area 12' 3" x 8'0" (3.73m x 2.44m)

Bedroom 3 12' 2" x 10' 3" incl stairs (3.71m x 3.12m)

Bathroom

Second Floor:

Bedroom 4 11' 9" x 11' 7" (3.58m x 3.53m)

Bedroom 5 12' 3" x 10' 1" (3.73m x 3.07m)

Music Room/Office 8' 9" x 7' 9" (2.67m x 2.36m)

Mezzanine Area 6' 3" x 12' 3" (1.91m x 3.73m)

Property Information:

Services: Mains water and electricity, oil fired central heating and private shared drainage.

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: ///coveted.glimmers.salads

Notes: *Checked on <https://www.openreach.com/> 11th October 2024 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



First floor landing/open office area



Bedroom 1

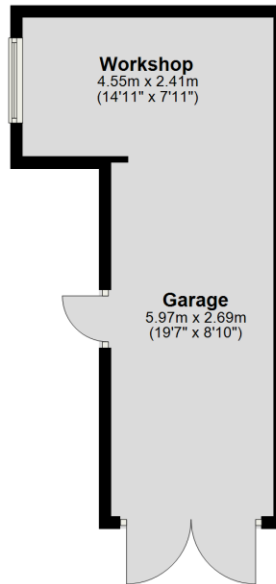
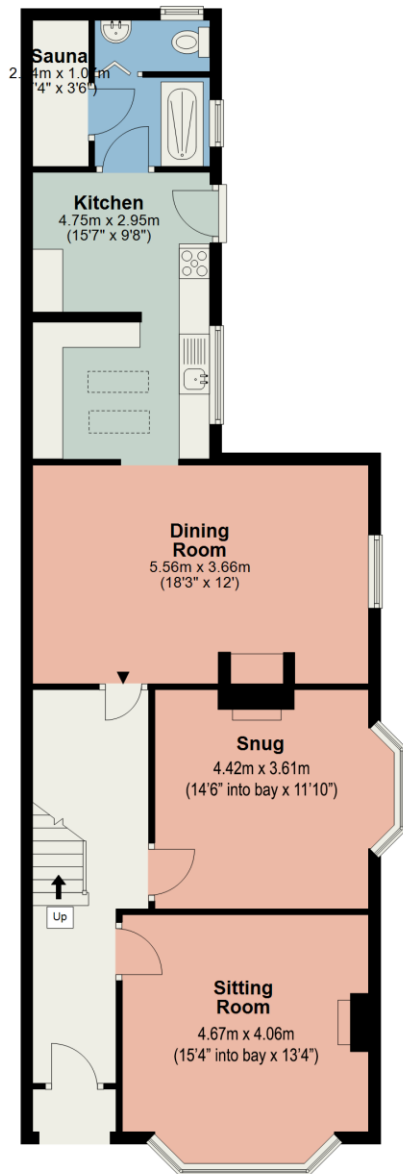


Bedroom 4

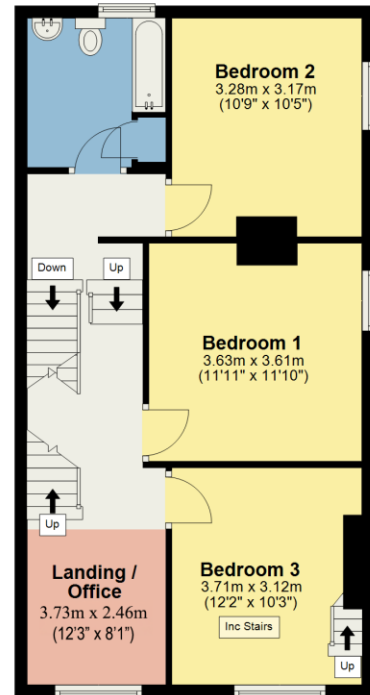


Bedroom 5

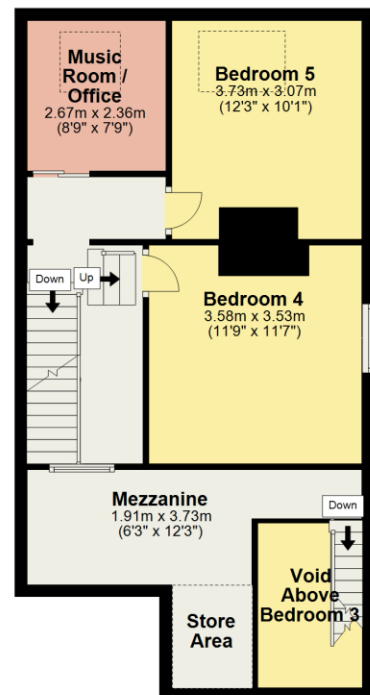
Ground Floor
Approx. 118.9 sq. metres (1280.2 sq. feet)



First Floor
Approx. 63.2 sq. metres (679.8 sq. feet)



Second Floor
Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 239.6 sq. metres (2579.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

A thought from the owners...It's been a beautiful home for 29 years, with additional local footpaths giving further access to local amenities and beauty spots.

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