



## Lickbarrow Close

**£275,000**

Low Lickbarrow Farm, Lickbarrow Close, Windermere, LA23 2NF

3 bedroom Lakeland former farm house which is full of character and thought to have been built in the 1730's. It is conveniently situated in a quite cul-de-sac on the edge of the open countryside. This property is for Sale by Public Auction on 12th February 2026.

### Quick Overview

For Sale on Public Auction

3 bedrooomed character former farm house

Original doors and a few original beams

2 reception rooms

1 Bathroom, 1 separate cloakroom

In need of substantial renovations

Peacefull cul-de-sac position on the edge of open countryside

Rear garden

Communal parking and single garage

Superfast Fibre Broadband available \*

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 Communal Prking  
and single garage

Property Reference: W6321



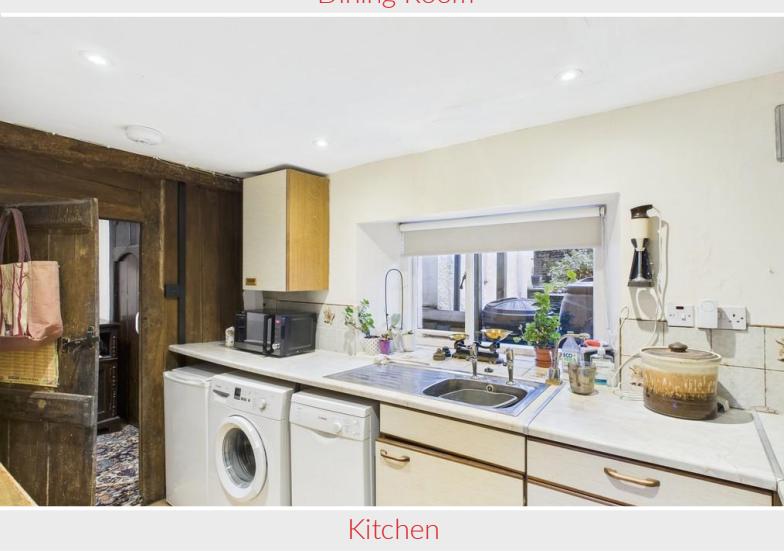
Living Room



Kitchen



Dining Room



Kitchen

A 3 bedroom Lakeland former farm house which is full of character and thought to have been built in the 1730's. It is conveniently situated within a quiet and desirable cul-de-sac on the edge of the open countryside yet is still conveniently situated just on the outskirts of Windermere Village. Retaining many original features including some thick stone walls, window seats and many exposed beams all of which give the property that quintessentially Lakeland feel.

Stepping inside the home, you are greeted by the tales of centuries past with the living room which is adorned with exposed beams and the original spice cupboard. Open fire place, original oak walls and doors.

The adjacent dining room has an electric fire place with large windows that overlook the garden. This follows into the kitchen where there is space for a dishwasher, washer/dryer and undercounter fridge. A four-plate gas cooker and gas oven as well as base and wall units.

Moving up through a small hall to the first floor via a fantastic traditional return staircase where you will find the bedrooms and the bathroom. All three bedrooms offer built in wardrobes, are well lit with natural light.

The bathroom completes the first floor with a three-piece set comprising of bath, wash hand basin and WC. There is a linen/airing cupboard in the hallway, descending to the ground floor, you will find an under-stair storage cupboard and a separate cloakroom close to the entrance hall.

Outside the property offers communal parking in the front, a paved walk way that is shared by the neighbour and a small garden and to the rear of the property, a private garden and a single garage. The access to the garage is quite narrow depending on the vehicle size.

Whilst the property requires some structural remedial work and would benefit from substantial upgrading, it has been recently rewired, has many original features, is quirky and welcoming and available to view immediately.

### Ground Floor

**Living Room:** 18' 5" x 13' 1" (5.62m x 4.01m)

**Dining Room:** 11' 9" x 11' 7" (3.58m x 3.54m)

**Kitchen:** 11' 7" x 6' 5" (3.54m x 1.97m)

**Separate Cloakroom**

### First Floor



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

**Bedroom 1:** 12' 0" x 11' 10" (3.66m x 3.61m)

**Bedroom 2:** 13' 5" x 9' 9" (4.11m x 2.99m)

**Bedroom 3:** 9' 11" x 6' 9" (3.03m x 2.07m)

**Bathroom**

**Garage:** 17' 10" x 9' 0" (5.44m x 2.74m)

#### Property Information

**Council Tax:** Westmorland and Furness Council - Band D.

**Energy Performance certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

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

**Tenure:** Freehold (Vacant possession upon completion).

**Viewings:** Strictly by appointment with Hackney & Leigh.

#### What Three Words and Directions:

[///residual.makeovers.exonerate](https://www.what3words.com/residual.makeovers.exonerate) Leaving our Windermere office take New Road towards Bowness, turn left onto Thornbarrow Road, at the top turn right onto Park Road then turn left at the crossroads of Park Road and Lickbarrow Road. Lickbarrow Close is second right part way up the hill and Low Lickbarrow Farm is set back on the left hand side.

**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).



Rear Garden



Rear Garden



Garage



Views

Request a Viewing Online or Call 015394 44461

# Windermere Sales Team

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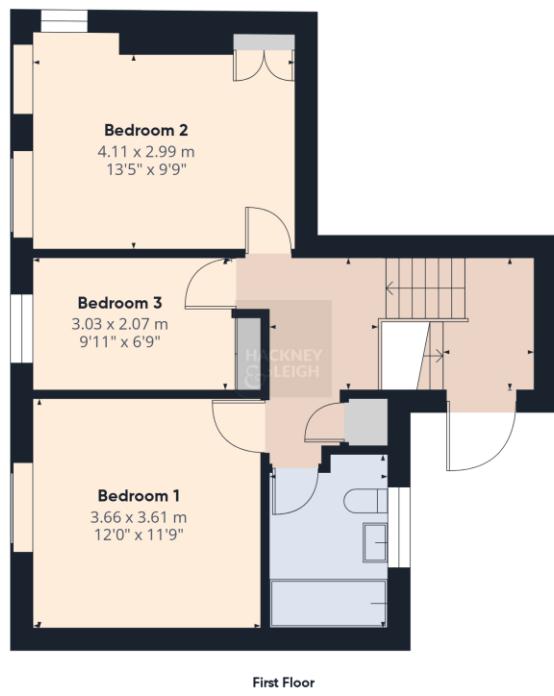
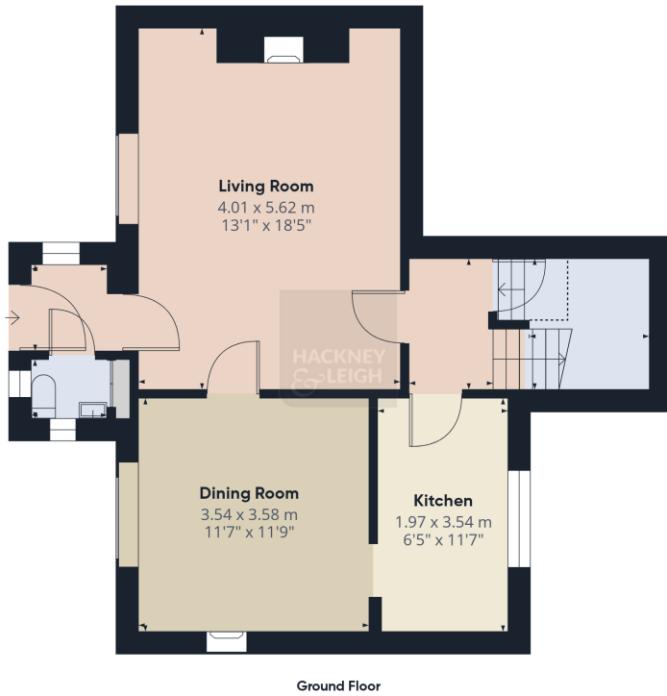
Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015394 44461** or request  
online.



 Need help with **conveyancing**? Call us on: **01539 792032**

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Approximate total area<sup>(1)</sup>

103 m<sup>2</sup>

1106 ft<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>

32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Request a Viewing Online or Call 015394 44461