



Windermere





£385,000

Oak Howe
Upper Oak Street
Windermere
Cumbria
LA23 2LB

An interesting contemporary 2 bedroomed detached house, built in 2015 to an exceptionally high standard, designed to make best use of the site with living accommodation on the first floor together with a fabulous roof garden all overlooking Queens Park Recreational ground with adjoining workshop and garage which could make a third bedroom.

All hidden away down a back street, with garage, car port and large workshop. A planning condition of the development is that the occupier use the workshop for their principle employment - further details on request.

Property Ref: W4995

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Sitting Room

Description: A very interesting new build with the advantage of a workshop right next door.

The property comprises 2 bedrooms, lounge, kitchen and bathroom with a large roof garden over the car port and garage. The garage could be incorporated into the living accommodation to create a 3rd bedroom. It is close to the amenities, yet tucked away from the road, with views over Queens Park Recreation ground. The property has solar panels making the running of this home very energy efficient, it also has a hard wired in built Sonos sound system into every room.

Perhaps of interest to local builders, electricians, plumbers, joiners etc who need a workshop or indeed a range of other "home work" activities.

A planning condition of the original planning permissions states:-

The residential accommodation within the live/work unit hereby permitted shall not be occupied other than by a household which includes at least one person who derives his/her sole or principal income from activities carried out within the employment space contained within the live/work unit.

Location: Proceed through the village of Windermere on Crescent Road, turn left at the Co-Op onto Oak Street, continue up Oak Street which continues as Upper Oak Street (which is a cul de sac). Take the turning on the right immediately after Greenriggs which takes you behind the terraced properties and bear left, Oak Howe is the last property on the right hand side.

Accommodation (with approximate measurements)

Ground Floor:-

Entrance Hall

with under stairs storage and under floor heating.

Bedroom 2

10' 8" x 10' 2 max" (3.25m x 3.1m)

Dual aspect with carpet and wall mounted electric radiators.

Cloakroom/Utility

with WC, sink, plumbing for washing machine, extractor fan, shelving and coat hooks.

Stairs to first floor

Landing area with electric wall mounted heater.

Breakfast Kitchen

16' 1" x 10' 8" (4.9m x 3.25m)

A bright dual aspect room, overlooking both the roof garden and Queens Park Recreational ground, with wooden floor, wall and base units with inset Neff double oven, inset whirlpool electric hob, inset Lamona dishwasher, inset fridge/freezer, inset sink. Extractor fan, shelving and wall mounted electric radiator.



OS Plan

Sitting Room

10' 8" x 10' 3" (3.25m x 3.12m)

Dual aspect, with Morso multi fuel log burner, tv point, wood flooring and shelving. Electric wall mounted radiator.

Door from Kitchen leads to Roof Garden

23' 3" x 15' 10 max" (7.09m x 4.83m)

Roof Garden (over car port) with tiled floor and views over Queens Park Recreation Ground.

Stairs to second floor

Landing area with cupboard housing the Fakro solar panelled system boiler, Heatmiser Thermostat, Velux window and loft hatch.

Bedroom 1

16' 4" x 11' 3" (4.98m x 3.43m)

Velux window and large window overlooking Queens Park Recreation Ground, wall mounted electric radiator.

Bathroom

with tiled floor and under floor heating. 3 piece white suite of WC, bath, inset sink, separate dual shower, heated towel rail and storage cupboard.

Outside: The property benefits from having a workshop, car port and garage, along with further parking alongside the workshop.

Workshop

32' 3" x 13' 0 max" (9.83m x 3.96m)

This is a good sized workshop with keypad lock, with window and shelving. WC and washbasin. Single phase electric.

Office

13' 0" x 10' 8 max" (3.96m x 3.25m)

This office space is within the workshop, and has shelving, desks, telephone point and electric wall mounted heater.

Car Port

23' 3" x 18' 0 max" (7.09m x 5.49m)

Garage

16' 7" x 16' 3" (5.05m x 4.95m)

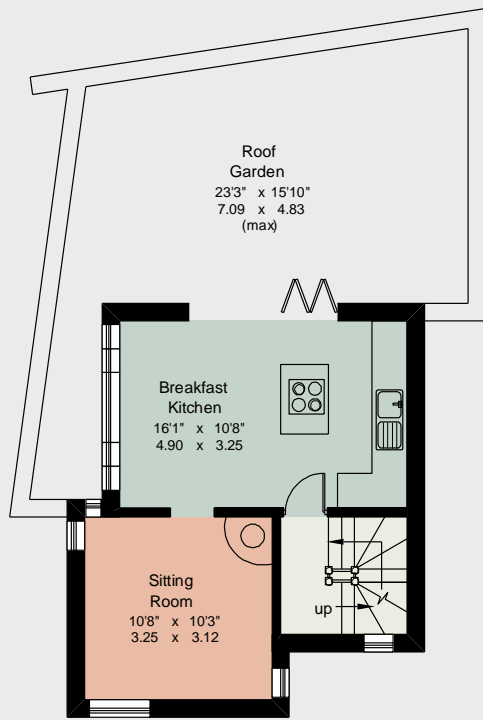
Services: Mains water and electricity. Solar panelled heating and electric radiators.

Council Tax South Lakeland District Council Band C.

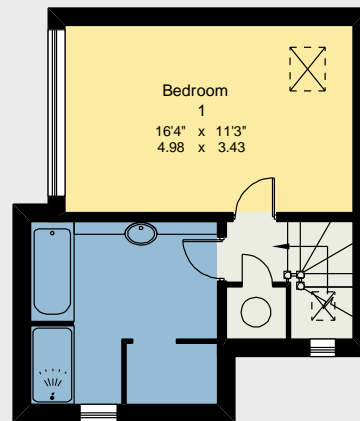
Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

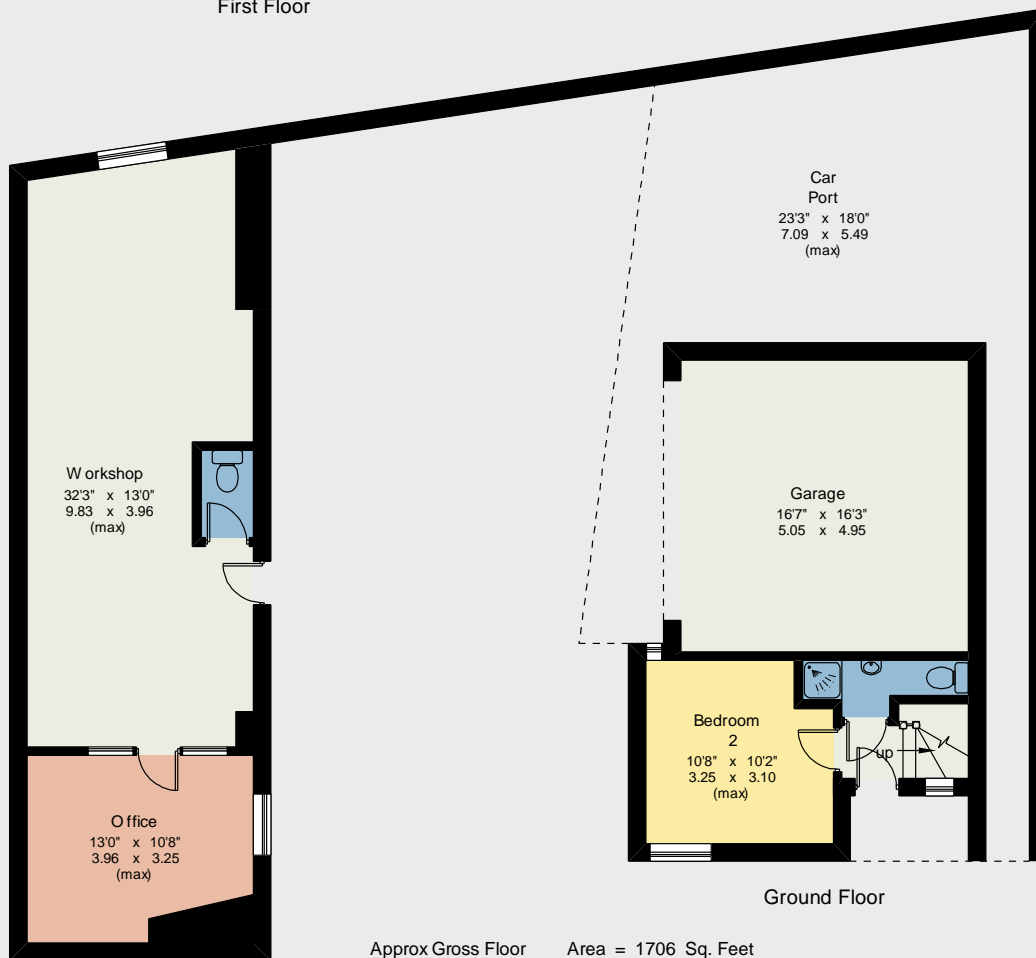
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



First Floor



Second Floor



Ground Floor

Approx Gross Floor Area = 1706 Sq. Feet
= 158.15 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.