

**HACKNEY
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Sales



Waterbeck, Windermere

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View from Waterbeck



Waterbeck Dining Room



Waterbeck Drawing Room

Waterbeck

£1,650,000

Waterbeck

Thornbarrow Road

Windermere

Cumbria

LA23 2DG

A substantial detached Arts and Crafts house built in 1914 is bursting with potential with 12+ bedroomed accommodation, now separated into 3 parts but being sold as 1. This versatile accommodation could have a range of possibilities in terms of use from B & B, to home working, to multiple dwellings (all of course subject to planning), all the space and accommodation is there to mould to the new owners needs.

The house was designed by well known architect William Dolman in 1914 and the grounds created by again a well known landscaped designer of the time being Thomas Mawson.

Description: The house has plenty of scope for conversion and would suit a range of uses with development potential, even the Garage is big enough to be a house! Whilst the whole building is known as Waterbeck, in its present configuration the main front portion retains its name with 2 other parts being known as Burrow Beck Cottage and School Knott Cottage. The three dwellings could readily be reunited in the spirit of the original design.

Set back off Thornbarrow Road with grounds offering a good degree of peace and privacy, Waterbeck is well placed for the local amenities of Windermere, primary schools and health centre close by, shops and restaurants within Windermere and Bowness and a good rail link at Windermere to the west coast

main line to London and Glasgow.

Waterbeck is the major portion and has retained nearly all of its original designs and features. The principal rooms boast fine plaster work ceilings, oak floors and panelling, beautiful fireplaces and stone mullioned windows. The house has views from the main rooms over the gardens and to the fells and Lake Windermere beyond. The rooms are of generous proportions but the property is still manageable in both size and the grounds. The property comprises of large reception hall, drawing room, dining room, kitchen/breakfast room, 4 bedrooms and bathroom.

Burrow Beck Cottage forms a large part of the Waterbeck residence spread out over 3 floors plus cellar. This substantial house briefly comprises entrance hallway, sitting room, dining room, kitchen and doakroom. There is a staircase which leads to the cellar and up to the first floor where there are 3 bedrooms, bathroom and doakroom. The staircase then continues to the second floor where there are two further bedrooms which enjoy views to the fells and Lake Windermere. The property also benefits from a small garden and parking at the front.

School Knott Cottage is the third property to form part of the Waterbeck residence. This well proportioned 3 bedroom house also benefits from garden at the front, double garage and plenty of parking.

Accommodation (with approximate measurements) From the gravel turning circle in front of the Waterbeck a substantial stone entrance porch with oak seats, opens through glazed double doors into:-

Reception Hall 19' 5" x 15' 2" (5.92m x 4.62m) with oak floor, detail plaster friezes, stone mullioned windows and window seating displayed in the reception hall are a feature throughout the property. Marble fire surround with multi fuel stove heating the centre of the house. Oak panelling to dado. Storage cupboard with shelving, housing the electric meters. Under stairs storage cupboard. Access to washing/drying area, housing the Ideal Mexico 2 boiler, 3 stores and plumbing for washing machine and



Waterbeck Dining Room



Waterbeck Bedroom



Waterbeck Rear Elevation



Waterbeck Garden



Waterbeck House and Gardens



Burrow Beck Cottage Front Elevation

sink unit.

Cloakroom with WC and wash hand basin and a area for coats and boots.

Drawing Room 23' 10" x 18' 0" (7.26m x 5.49m) Ornate plaster work and fine oak detailing and flooring continue as a feature in the drawing room where the focal point is an attractive inglenook design with open fire. Stone mullioned window with window seat. From the Drawing Room a door leads through to an enclosed:

Garden Room 21' 7" x 8' 7 max" (6.58m x 2.62m) being the original veranda on the southwest side of the house, from which glazed doors open out onto the sunny gardens

Dining Room 21' 8" x 16' 2" (6.6m x 4.93m) Oak flooring, plaster wall panelling and an attractive fire surround with marble finish and open grate. Deep bay window with window seats and mullions which look out over the garden, side door leading to the garden room. Fitted cabinet and shelving.

Kitchen/Breakfast Room 22' 5" x 16' 10" (6.83m x 5.13m) Panelled wall and oak floor, wall and base units, gas oven with extractor

and inset stainless steel sink.

From the reception hall, an elegant staircase rises to a spacious first floor landing with a barrel vaulted ceiling over the stairwell and plaster frieze with vine motif. From the landing a area is access to:-

Large Attic Space 10' 0" x 21' 0" (3.05m x 6.4m)

Bedroom 1 29' 2" x 16' 10" (8.89m x 5.13m) Large double bedroom with neat inglenook design fireplace, bay window and door leading out onto a sunny balcony with extensive views over the garden and to the fells and Lake Windemere beyond.



Burrow Beck Living Room



Burrow Beck Bedroom 1



Burrow Beck Kitchen

En-suite Bathroom with four piece suite of WC, panelled bath,, shower cubide, pedestal wash basin, bidet. Built in linen cupboard and drawers, heated towel rail.

Bedroom 2 21' 9" x 16' 3" (6.63m x 4.95m) A second large double bedroom with deep bay mullioned window with seat offering splendid views. An original ornate marble fire surround. Door to covered balcony.

Bedroom 3 16' 0" x 15' 10" (4.88m x 4.83m) A generous double bedroom with period fire surround and mullioned windows on two sides with seats. Pedestal wash basin.

Bedroom 4 18' 3" x 11' 7" (5.56m x 3.53m) A double bedroom overlooking the sweeping driveway with an interesting corner fireplace and dutch tiling.

Bathroom A glazed screen and door leads off the landing. 3 piece white suite of panelled bath, WC and pedestal wash basin. Excellent views from the mullioned windows.

Burrow Beck Cottage:-

Accommodation (with approximate measurements) Main entrance door with adjacent covered external store.

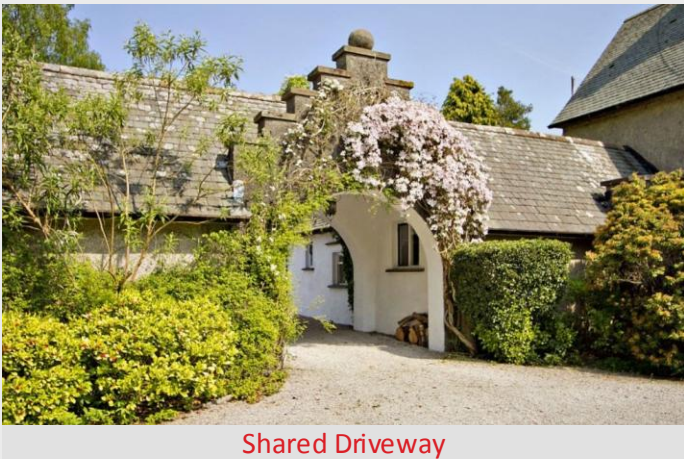
Entrance Hall 11' 2" x 4' 8" (3.4m x 1.42m) Hallway with doaks space. Stone mullioned window with window seat and shelving.

Living Room 22' 4" x 16' 2" (6.81m x 4.93m) Large living area with two large mullioned windows with wood panelled window seats. Large central fireplace with inset log burning stove, ceiling corning and panelled walls. Electric Heater

Dining Area 14' 8" x 9' 2" (4.47m x 2.79m) Open plan to the living area the dining area is set back adjacent to the kitchen, deep sill window at the rear. Electric heater.



Water Feature



Shared Driveway



Gardens

Kitchen 9' 10" x 8' 4" (3m x 2.54m) Fitted kitchen with a range of wall and base units finished with solid wood worktops. Lamona four ring electric hob and oven built in with extractor over. Lamona Inset Freezer and separate inset fridge. Stainless steel sink unit. Full wall of built in solid wood cupboards, laminate flooring. Window overlooking rear aspect.

Utility Room 8' 8" x 7' 1" (2.64m x 2.16m) Large doorkroom with WC and pedestal washbasin. Ample space for washing facilities.

First Floor: Landing leading into hallway with store cupboard.

Bedroom 1 17' 8" x 8' 10" (5.38m x 2.69m) Large double bedroom with deep sill mullioned window overlooking the front garden, small window to the side. Central cast iron feature fire grate with tiled surround and alcove cupboards.

Bedroom 2 12' 3" x 8' 8" (3.73m x 2.64m) Smaller but still a double bedroom with large mullioned window, recessed alcove with shelving.

Bedroom 3 12' 4" x 8' 4" (3.76m x 2.54m) Double bedroom with two windows overlooking rear aspect.

Bathroom Spacious bathroom comprising panelled bath, separate shower cubicle with Britan Shower and pedestal washbasin. Part tiled walls and laminate floor, electric wall heater.

Cloakroom 6' 10" x 6' 6" (2.08m x 1.98m) Separate WC adjacent to the bathroom.

Second Floor Landing.

Bedroom 4 11' 7" x 7' 2" (3.53m x 2.18m) Large double bedroom with window enjoying views to the fells and Lake Windermere.

Attic Room/Bedroom 5 11' 10" x 8' 4" (3.61m x 2.54m) Single bedroom with window with nice outlook towards the fells.

Cellar 11' 5" x 9' 0" (3.48m x 2.74m) Access from entrance hall,

steps down to two cellar store rooms which house the electric meters. (Please note there is an asbestos pipe in this room).

School Knott Cottage:-

Accommodation (with approximate measurements)

Living Room 17' 4" x 16' 0" (5.28m x 4.88m) Large pleasant living space with window to the rear aspect and patio doors leading out to the conservatory. Large open grate fireplace with stone and wood surround, alcove cupboard and TV point.

Dining Room 13' 2" x 11' 0" (4.01m x 3.35m) Formal dining room with window to the front and stone steps into the kitchen.

Conservatory 19' 1" x 10' 11" (5.82m x 3.33m) Large timber glazed conservatory with tiled floor. A door leads out onto the garden.

Kitchen 17' 0" x 11' 9" (5.18m x 3.58m) Fitted kitchen with a range of wall and base units, with solid wood worktops. Integrated appliances including a Lamona electric four ring hob and built in oven with extractor over and stainless steel sink unit. Laminate flooring.

Bedroom 3 12' 9" x 8' 10" (3.89m x 2.69m) Ground floor double bedroom with windows to two aspects and skylight.

Timber glazed door leading into entrance porch and hallway. Hallway gives access to:

Cloakroom Separate WC and washbasin.

Store 10' 4" x 7' 0" (3.15m x 2.13m) with plumbing for washing machine.

Study/Store Room 12' 4" x 8' 0" (3.76m x 2.44m) One with external door to rear. These rooms could be utilised as a study/office.

First Floor: Stairs from living room lead to first floor hallway.



Burrow Beck Bedroom 1



Seating Area



School Knott Cottage Conservatory



School Knott Cottage Garden



School Knott Cottage Front Elevation



School Knott Cottage Living Room

Bedroom 1 11' 11" x 11' 10" (3.63m x 3.61m) Double bedroom with built in wardrobe.

Bedroom 2 11' 8" x 10' 3" (3.56m x 3.12m) Double bedroom with built in wardrobe.

Bathroom 3 piece suite of panelled bath, WC and washbasin, built in airing cupboard, part tiled walls, heated towel rail and extractor.

Outside: The sweeping driveway to Waterbeck leads to a turning circle in front of the main entrance and through a carriage arch to

a small courtyard offering plenty of level parking in front of the original carriage house. This substantial building now provides a Garage block together with further outbuildings. Thomas Mawson was a highly regarded landscape architect in the early part of the 20th century and was particularly prolific in the Lake District, setting out the gardens to Waterbeck, including stone terraces and the garden step down amongst lawns, shrubs and matured trees to a level lawn and a attractive water feature. A delightful stone pavilion stands at the head of the garden. There are also pleasant level front gardens to the other two properties laid with gravel and lawn area and landscaped hedgerows. In front of the gardens is a further private parking

area for 2-3 vehicles and the driveway is shared with School Knott Cottage leading off Lickbarrow Road. The property also has plenty of parking to the front and further parking alongside the house and a detached double garage.

Garage (Former Coach House) 31' 8" x 23' 2" (9.65m x 7.06m) with electric and shelving.

Workshop 12' 0" x 9' 7" (3.66m x 2.92m) with electric and shelving.

Store 17' 10" x 12' 11" (5.44m x 3.94m) with electric.



School Knott Cottage Garden

Services: Waterbeck - Mains water, gas, drainage and electricity. Burrow Beck Cottage and School Knott Cottage - Mains electric, drainage and water. Please note that there is no mains gas connected at present the heating is Hyco electric convertor heating.

Council Tax Band: South Lakeland District Council - Band F - Waterbeck. Band H - Burrow Beck Cottage. Band E - School Knott Cottage.

Tenure: Freehold. Vacant possession upon completion.

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

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



School Knott Cottage Kitchen



Garage

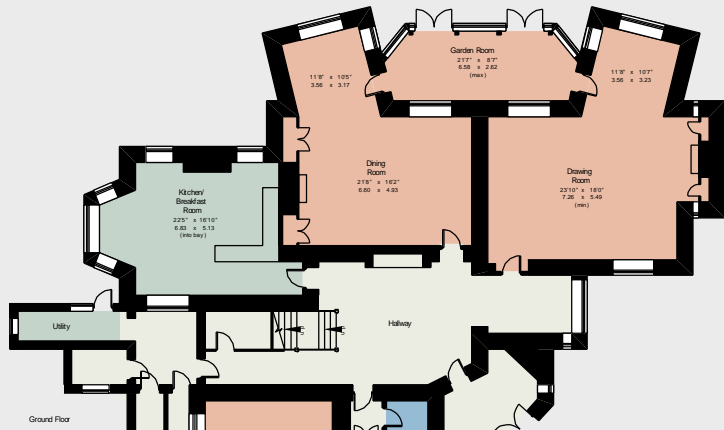


Garden



View from Waterbeck

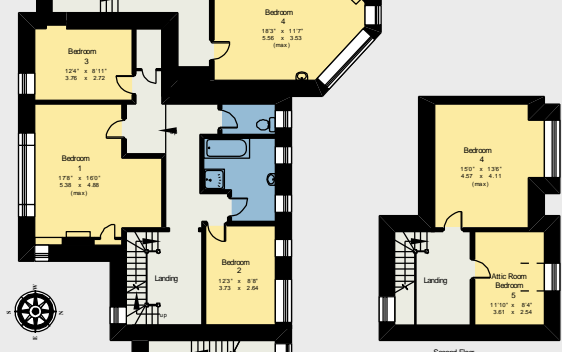
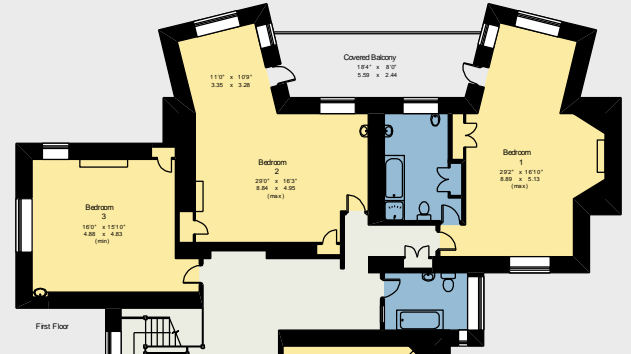
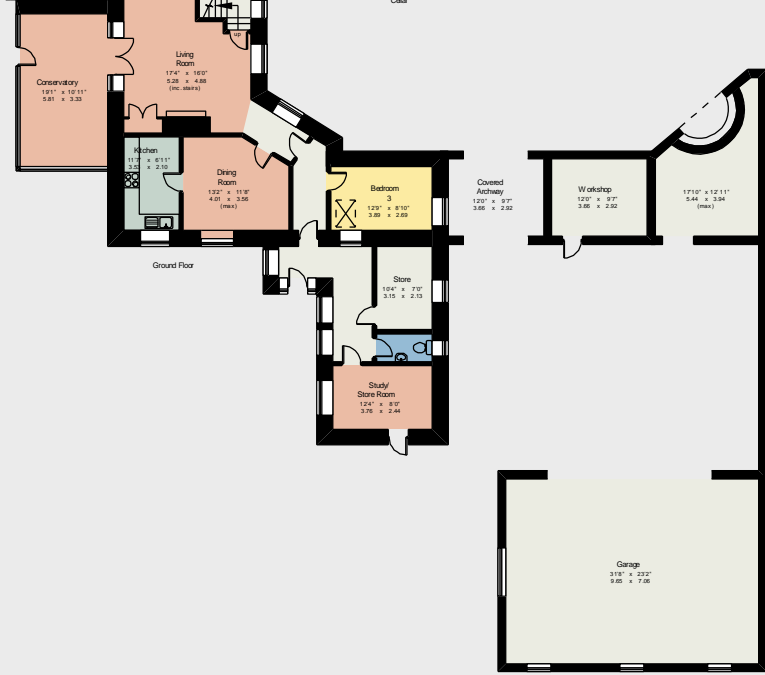
Waterbeck



Burrowbeck Cottage



School Knott Cottage

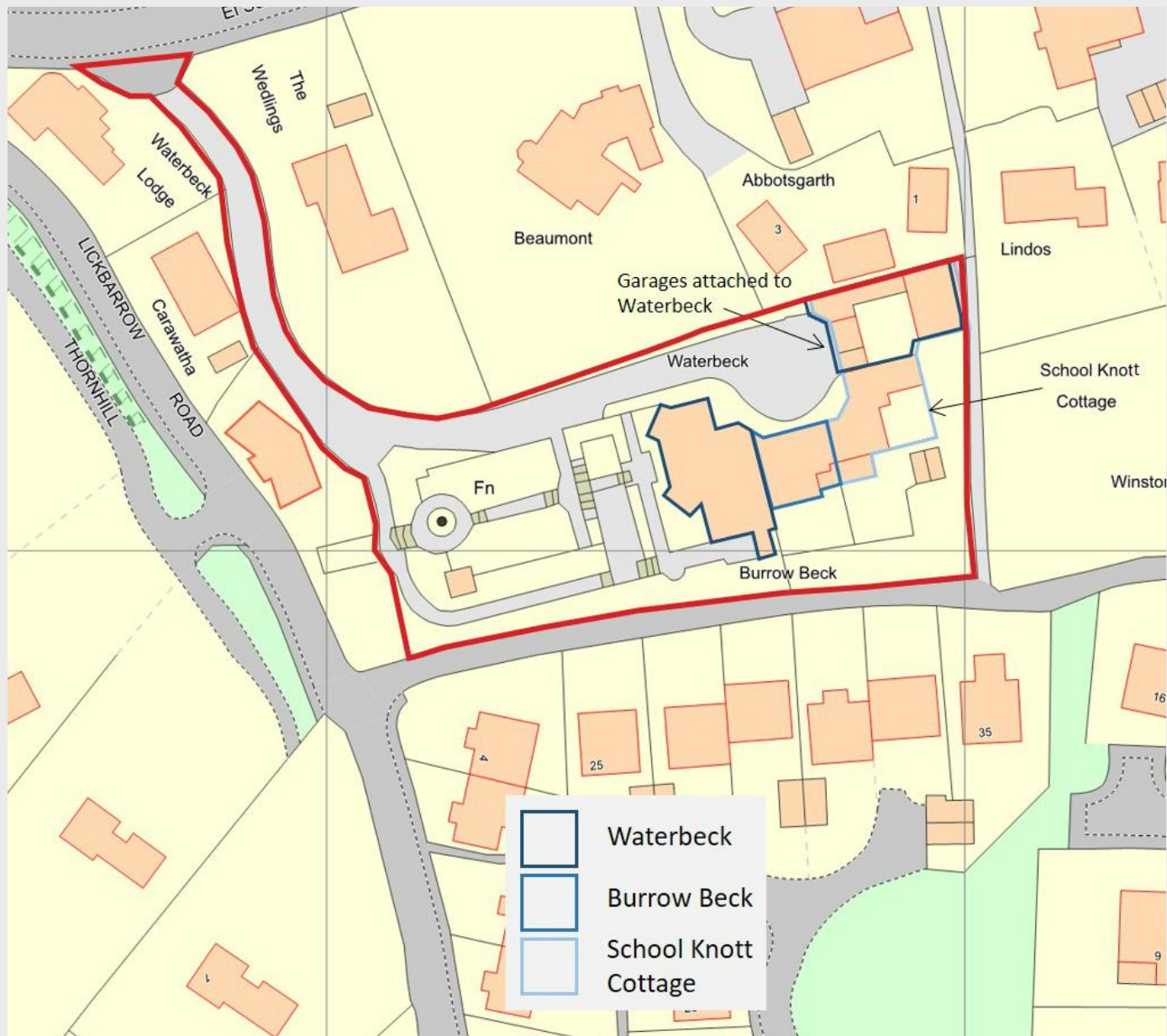


Approx Gross Floor Area = 2386 Sq. Feet
= 222.11 Sq. Metres

Approx Gross Floor Area = 1794 Sq. Feet
= 165.30 Sq. Metres

Approx Gross Floor Area = 5084 Sq. Feet
(Excluding Balcony) = 471.29 Sq. Metres

For illustrative purposes only. Not to scale.



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Location: Waterbeck is hidden away up a sweeping driveway, it's easy to miss this house. From Windermere proceed towards Bowness on New Road which continues as Lake Road. Bear left on to Thombarrow Road just after the pedestrian crossing and continue up the hill, the driveway for Waterbeck is on your right hand side just after the turning onto Princes Road on your left.