



Windermere

£1,350,000

Kessock

Newby Bridge Road

Windermere

Cumbria

LA23 3LP

A rare opportunity to purchase a lake frontage home with 63ft private beach, boathouse and jetty. This 4 bedroomed detached timber framed bungalow sits in approximately 1/3rd acre, with sloping gardens overlooking Lake Windermere.

An excellent development opportunity.

Property Ref: W5157



Description:

A detached 4 bedroom, (1en-suite) property, built in 1950's of timber framed walls with tyrolean render finished under a slated roof. There is a garage with gardens sloping down to the Lake. The property benefits from having 63ft of lake frontage and its own private beach, boathouse and jetty.

The property offers an excellent development opportunity with an enviable lakeside frontage and magnificent views.

Location:

Located approximately 3.5 miles to the south of Bowness on Windermere. Leave Bowness on the A592 Newby Bridge Road continuing through Storrs Park and the property is located on the right immediately before Beech Hill.

Accommodation (with approximate measurements):

Open covered porch area

Entrance Hall

Loft Access and glazed door to

Fine Lounge

24' 1" x 16' 8" (7.34m x 5.08m) Open fireplace with stone and slate surround and hearth. Television point and wood flooring. Dual aspect with 2 large sets of patio doors with spectacular views over Lake Windermere and the Old Man of Coniston, leading onto

Balcony

30' 6" x 6' 0" (9.3m x 1.83m) Panoramic views and steps leading down to garden.

Kitchen

16' 4" x 11' 3" (4.98m x 3.43m) Original units, vinyl flooring, plumbing for washing machine and dishwasher.

Bedroom 1

15' 7" x 11' 9" (4.75m x 3.58m) View to Lake Windermere.

En-suite bathroom

Bath, wc and vanity unit housing sink. Part tiled walls. Cupboard housing 2 hot water cylinders.

Bedroom 2

17' 10" x 13' 1" (5.44m x 3.99m) 2 built in wardrobes.

Bedroom 3

13' 0" x 11' 0" (3.96m x 3.35m) Built in wardrobe.

Bedroom 4

9' 11" x 7' 9" (3.02m x 2.36m)

Bathroom

Bath, vanity unit and heated towel rail.

Shower Room

Shower, wc and heated towel rail.

Outside:

Steps lead down to the property from the parking area.

Sloping gardens to the front, lawn and mature shrubs and trees. There is a small brook running through part of the garden, leading down to private lake frontage, boathouse and beach.

Garage

19' 11" x 10' 10" (6.07m x 3.3m) Please note that the existing parking for this property is in the garage only.

Undercroft

To the side of the property is a large undercroft, (limited head height) housing the warm air heating system (V65E).

Fine Boathouse

31' 4" x 18' 5" (9.55m x 5.61m) Timber boathouse.

Wet dock area within boathouse. (23'9 x 11'3) with side walkway leading to 21ft Jetty.

Services:

Mains electricity, drainage and water. Warm air central heating.

Tenure:

Freehold. Vacant possession upon completion.

Council Tax Band:

South Lakeland District Council Band G

Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

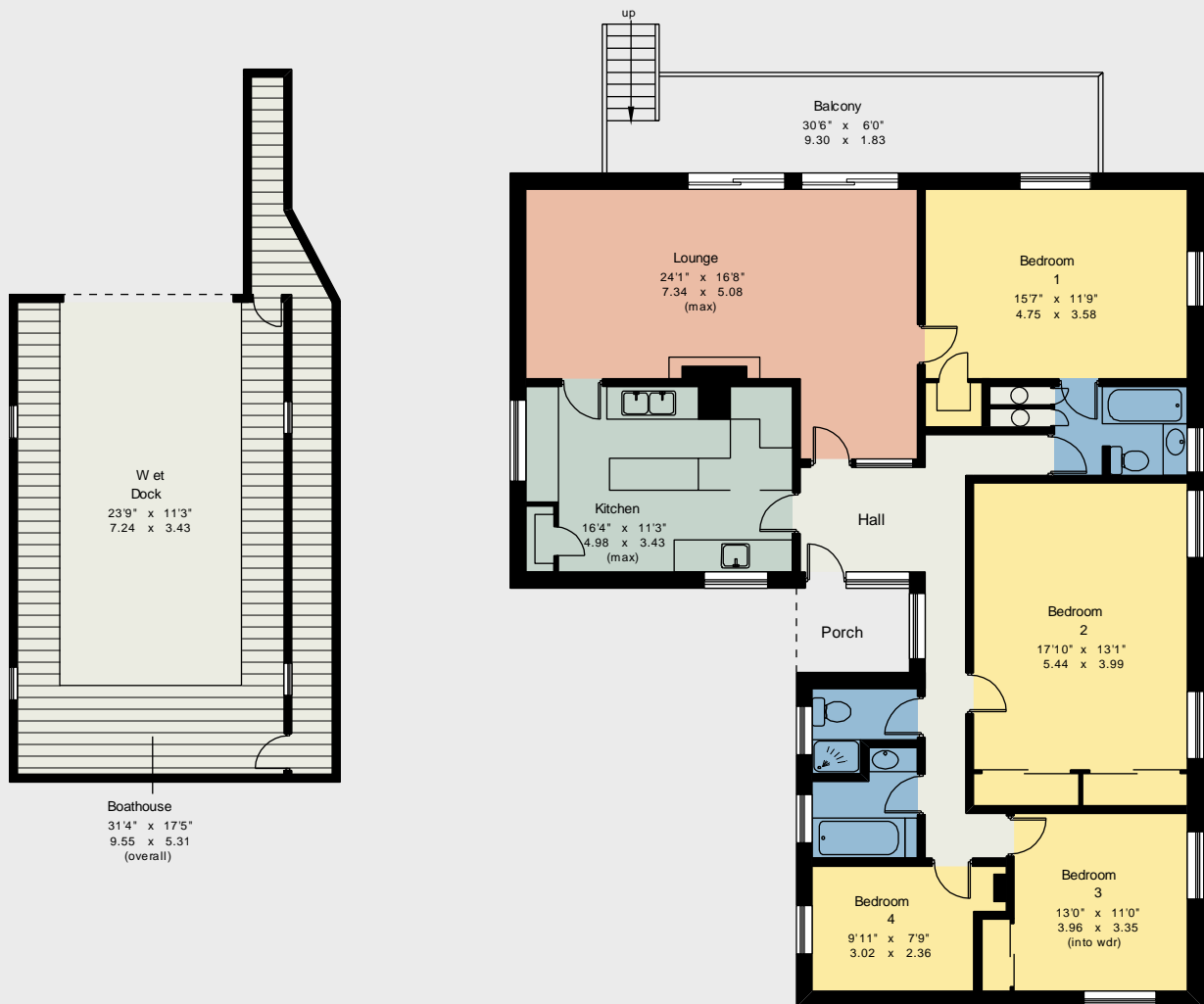
The full Energy Performance Certificate is available on our website and also at any of our offices.



Jetty and Lake Windermere



2017 Ordnance Survey 00646634



For illustrative purposes only. Not to scale.

A thought from the owners... Kessock has been a much loved second home and now offers a rare opportunity to develop a dream home on the shores of Lake Windermere.

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