



## Newby Bridge





**£1,050,000**

2 Northfield  
Newby Bridge  
Ulverston  
Cumbria  
LA12 8NE

A detached 4 bedroomed (2 en-suite) lakeside house, with 2/3rds of an acre of gardens, 140 ft of Lake frontage, jetty and ready for the new owner to refurbish.

Originally built in 1934, the extended accommodation offers lounge, dining room, kitchen and large conservatory. 4 bedrooms (2 en-suite) and shower room. Located at the quieter southern end of the Lake Windermere on a small private cul de sac serving 3 properties.

Property Ref: W5204

4  3  1  F 



View towards house



Jetty

**Description** Number 2, Northfield was originally built in 1934 with rustic brick elevations under a tiled roof. The house offers a 4 bedroomed family accommodation. There is a conservatory, and large mature gardens sloping down to the lake shore with about 140 ft frontage, including a small natural slipway and timber jetty.

Now in need of an upgrade to make a fine residence in a lake frontage location.

**Location:** Situated at Northfield towards the southern tip of Lake Windermere, this part of the lake is regarded as one of the quietest stretches, being away from the disturbance of the main tourist centres at Bowness Bay and Waterhead. Northfield comprises of three detached properties which are approached along private tree lined driveway off the A592, about 150 yards before its junction with the A590.

The major centres of Barrow in Furness, Kendal and Lancaster, together with the M6 motorway are accessible from here.

**Accommodation (with approximate measurements)**

**Lounge** 27' 2" x 17' 6" (8.28m x 5.33m) Triple aspect windows with open views of the lake, patio doors opening to garden and a door to conservatory. Log burning fireplace with Bell log and coal burning fire, copper canopy over, beamed ceiling, oak doors, polished oak sills and television point.

**Conservatory** 25' 11" x 25' 1" (7.9m x 7.65m) Double glazed with stone paved floor.

**Dining Room/Snug** 16' 2" x 7' 9 max" (4.93m x 2.36m) Beamed ceiling, French window and under stairs cupboard.

**Kitchen** 11' 0" x 9' 10" (3.35m x 3m) Dual aspect with a range of base and wall units, inset 1 and ½ bowl stainless steel sink unit, built-in CDA oven, CDA hob, cooker hood, fridge, freezer. Plumbing for washing machine and dishwasher. Space for tumble dryer. Part tiled walls,

**Hall** Understairs storage cupboard.

**Cloakroom** Two piece suite and extractor fan.

**Enclosed glazed rear entrance** Quarry tiled floor, gas central heating boiler and central heating timer controls.

**First Floor** Landing Access to roof space..



2018 Ordnance Survey 00691770

**Bedroom 1** 17' 10" x 10' 10" (5.44m x 3.3m) Dual aspect giving a delightful outlook over gardens to Lake Windermere. Built-in wardrobes with storage area behind and under eaves storage.

**En-suite Bathroom** White 3 piece suite comprising wc, pedestal wash basin with mirror, panelled bath with Mira Sport shower over and part tiled walls. Heated towel rail.

**Bedroom 2** 12' 4" x 8' 7" (3.76m x 2.62m) Deep window sill with oriel window.

**Bedroom 3** 12' 2" x 10' 10" (3.71m x 3.3m) Pleasant aspect through trees to Lake Windermere. Airing cupboard housing hot water cylinder and electric immersion heater. Built-in eaves storage area.

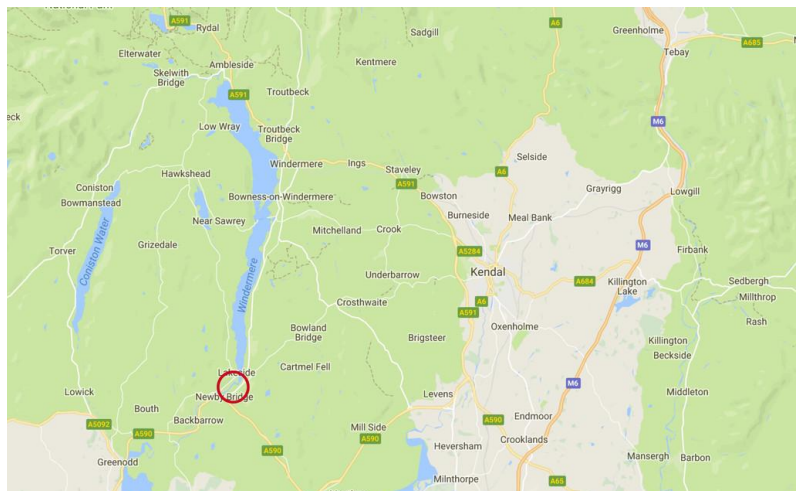
**En-suite Bathroom** White 3 piece suite comprising wc, pedestal wash basin with mirror and light over, panelled bath and shower, part tiled walls. Heated towel rail and velux window.

**Bedroom 4** 11' 5" x 11' 1" (3.48m x 3.38m)

**Shower Room** 3 piece suite with shower cubicle, wash hand basin and wc Part tiled walls and heated towel rail.

**Outside:** The gardens are a delightful feature being screened for privacy sloping down to the lake shore amounting to just over 2/3rds of an acre, giving approximately 140ft of lake frontage and timber jetty/walkway (23ft long, subject to an encroachment rent payable to South Lakeland District Council).

Large terrace overlooking the gardens and Lake Windermere. Several



Location Map

storage areas and sheds. To the front of the property is parking for several cars. Entry to the property is through electric gates.

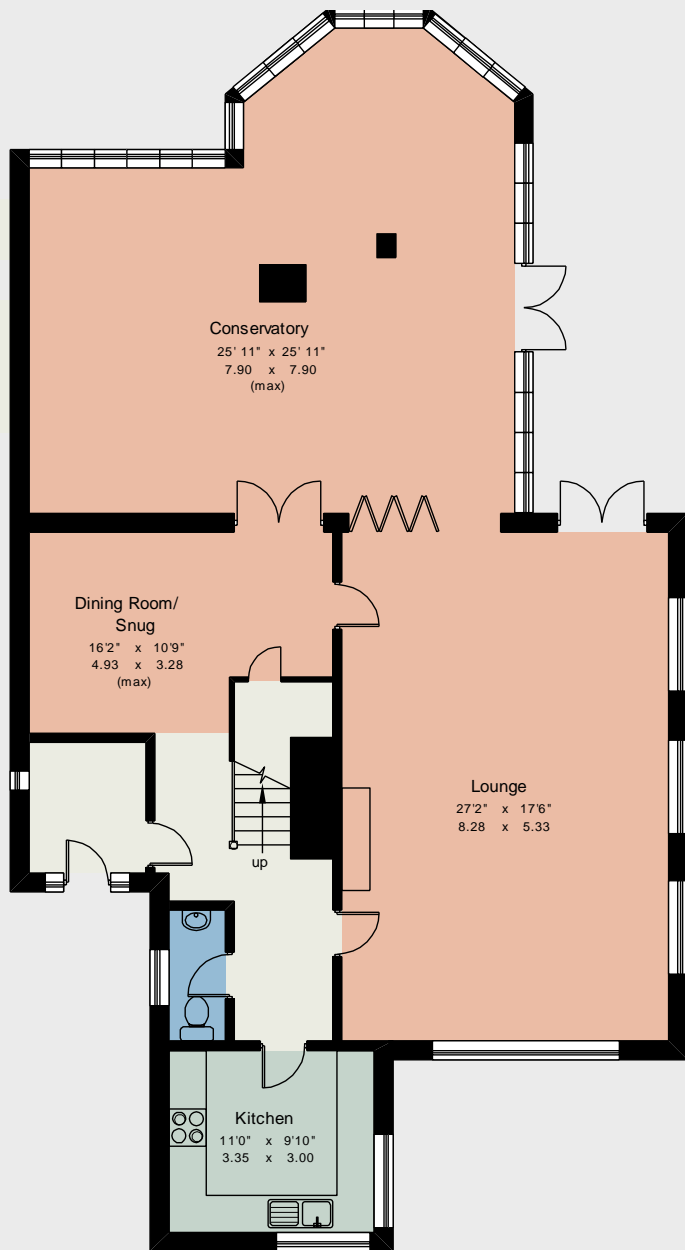
**Services:** Mains water and electricity with private shared drainage. LPG gas fired central heating to radiators.

**Council Tax:** South Lakeland District Council Band G

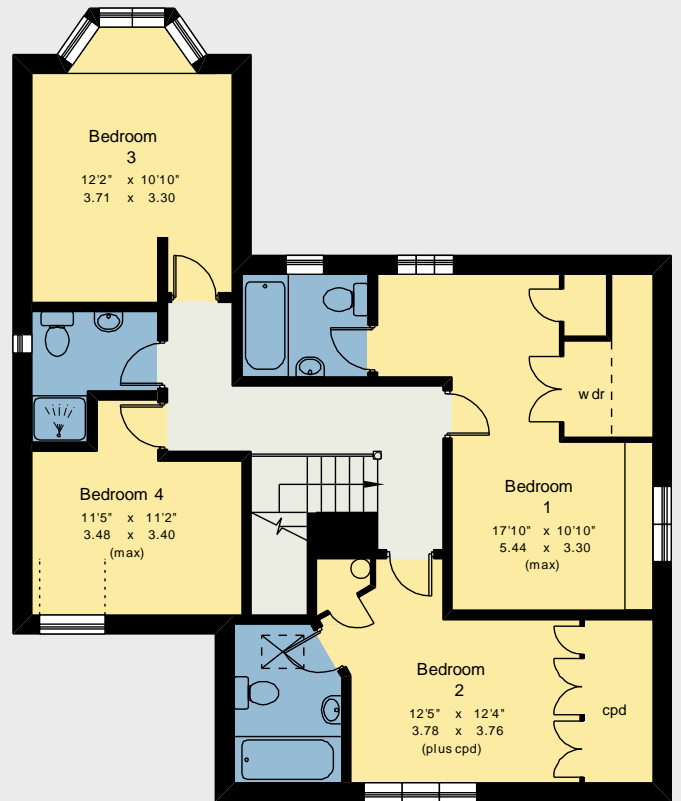
**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** 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.



Ground Floor



First Floor

Approx Gross Floor Area = 2543 Sq. Feet  
= 235.73 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners... A place to nourish the soul with its peaceful and beautiful setting. Perfectly positioned in that it takes 15 minutes to the M6 and 10 minutes to Windermere Village

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.