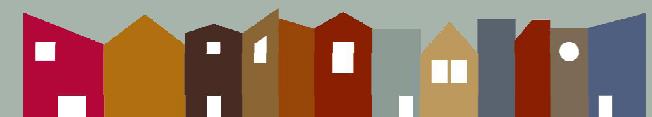




Fairways House, Birthwaite Road, Windermere
Asking Price £775,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A magnificent detached house with fabulous grounds situated in the Lake District village of Windermere. Having an entrance hall, breakfast kitchen, utility room, conservatory/dining room, sitting room, garden room, three double bedrooms, two bathrooms, double garage and ample parking.







ACCOMMODATION

Fairways House is a fabulous detached residence pleasantly situated within delightful private grounds. Located in Windermere convenient for the amenities on offer within the village together with the rail and bus services, and within easy reach of the market town of Kendal and Junction 36 of the M6.

The accommodation has been well maintained by the current vendors and is tastefully presented throughout. There is a porch leading to the entrance hall, a well proportioned sitting room leading to the garden room, a splendid conservatory/dining room and the breakfast kitchen which leads to the utility room. The inner hallway takes you to the master bedroom with an open plan dressing room and a four piece bathroom. The first floor offers a further two double bedrooms, each having adjoining storage areas offering potential to extend or create en-suite facilities and a three piece shower room. The property benefits from double glazing and gas central heating throughout.

Outside there are well maintained surrounding grounds and gardens with a double garage, outbuildings and ample driveway parking and turning.

ENTRANCE HALL

12' 10" x 8' 1" (3.93m x 2.48m)

Timber and glazed door, radiator, recessed spotlights, coving.

SITTING ROOM

23' 3" x 12' 2 max" (7.11m x 3.71m)

Double glazed window, radiator, living flame gas fire with slate lintel and hearth, beam overmantel, recessed spotlights, coving, picture lights.

CONSERVATORY/DINING ROOM

16' 11" x 8' 8" (5.17m x 2.66m)

Double glazed French doors, double glazed windows, double glazed roof, two radiators, wall lights, tiled floor.

BREAKFAST KITCHEN

17' 1 max" x 12' 1" (5.21m x 3.70m)

Double glazed window, radiator, excellent range of base and wall units, Corian worktop with moulded sink and drainer, feature red brick alcove housing built in oven, microwave and electric hob with extractor over, recessed spotlights, pelmet lights, tiled splash backs, tiled floor, television point.

UTILITY ROOM

14' 10 max" x 8' 8 max" (4.52m x 2.64m)

Timber and glazed door, double glazed roof, radiator, built in airing cupboard housing gas central heating boiler, two built in cupboards, space for fridge freezer, plumbing for washing machine, space for tumble dryer, wall lights, tiled floor.

GARDEN ROOM

11' 0" x 8' 5" (3.37m x 2.57m)

Double glazed French doors, double glazed windows, radiator, wall light.

INNER HALL

8' 3" x 4' 1" (2.53m x 1.25m)

Radiator, built in cloaks cupboard.

BEDROOM

14' 6 max" x 16' 7 max" (4.42m x 5.05m)

Two double glazed windows, two radiators, built in wardrobe, built in cupboard, fitted cupboard and dressing table, coving.

DRESSING ROOM

12' 8 max" x 7' 7 max" (3.86m x 2.31m)

Two double glazed windows, radiator, built in wardrobe, built in cupboard and shelves, fitted dressing table, coving.

BATHROOM

11' 1" x 5' 3" (3.39m x 1.62m)

Two double glazed windows, heated towel radiator, four piece suite in white comprises W.C. with concealed cistern, two wash hand basins to vanity and corner bath with mixer shower, recessed spotlights, tiled walls, wall lights, fitted mirror, under vanity feature lighting, tiled floor.





LANDING

7' 10" x 3' 9" (2.40m x 1.16m)

Double glazed window, radiator.

BEDROOM

13' 7 max" x 11' 7 max" (4.14m x 3.53m)

Double glazed window, radiator, built in wardrobe, recessed spotlights.

STORE 1

6' 11 max" x 6' 5 max" (2.11m x 1.96m)

Light and power, hot water cylinder, telephone point.

STORE 2

15' 4" x 4' 1" (4.69m x 1.25m)

Lighting, fitted shelves.

BEDROOM

11' 6" x 10' 9" (3.52m x 3.30m)

Double glazed window, radiator, built in wardrobe, recessed spotlights, television point.

STORE

15' 6 max" x 7' 8 max" (4.72m x 2.34m)

Lighting, fitted shelves.

SHOWER ROOM

7' 3 max" x 5' 2 max" (2.21m x 1.57m)

Borrowed light window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, tiled walls, wall lights, fitted wall cabinet, fitted mirror, fitted glass shelf, tiled floor.

DOUBLE GARAGE

19' 5" x 17' 5" (5.93m x 5.32m)

Fob operated up and over door, two single glazed windows, light and power.

TWO BLOCK AND TIMBER SHEDS WITH COVERED CENTRAL DIVIDE

SHED 1

10' 2" x 7' 9" (3.12m x 2.38m)

Timber door, light and power, fitted shelves.

SHED 2

11' 9" x 7' 9" (3.60m x 2.38m)

Timber door, single glazed window, light and power, fitted shelves.

COVERED CENTRE

7' 5" x 6' 3" (2.27m x 1.93m)

Fitted shelves.

OUTSIDE

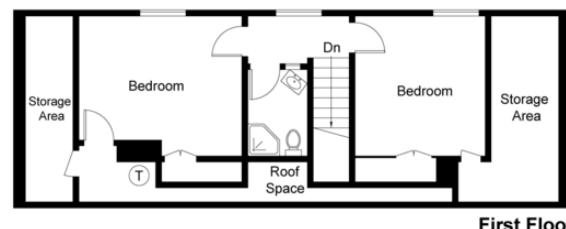
Accessed via a sweeping driveway which runs alongside the property, the grounds of Fairways House begin with a well proportioned area to the front of the double garage offering ample parking together with turning. The entrance at the rear would suggest the property is a picturesque chocolate box cottage, adjacent to which is the entrance to the gravelled courtyard which includes a seating area, a pond with recirculating water pump, carefully designed planted beds and borders and two block and timber storage sheds. The pathway continues to the front of the house where there is a beautifully maintained lawn which is bordered by mature trees, hedges and a variety of flowering trees which include a magnolia, camellia and rhododendron together with established shrubs and seasonal flowers. There is an elevated paved terrace and an external power point and water tap.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.



Fairways House, Birthwaite Road, Windermere, LA23 1DF

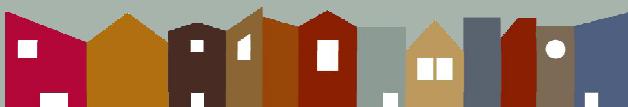


Important Notice

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID327729)

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T: 01539 815700
E: kendal@thwestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566. Regulated by RICS.

Windermere Office
25b Crescent Road
Windermere
T: 015394 47825
E: windermere@thwestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T: 015395 33335
E: grange@thwestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T: 015242 71999
E: kirkby@thwestateagents.co.uk

Energy Performance Certificate		
Fairways House, Birthwaite Road, WINDERMERE, LA23 1DF		
Dwelling type: Detached house Reference number: 0121-2885-7616-5224-5495		
Date of assessment: 26 September 2014 Date of certificate: 25 September 2014 Type of assessment: RefAP, existing dwelling Total floor area: 167 m ²		
Use this document to:		
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient. Find out how you can save energy and money by installing improvement measures. 		
Estimated energy costs of dwelling for 3 years: £ 7,674		
Over 3 years you could save: £ 3,195		
Estimated energy costs of this home:		
Current costs	Potential costs	Potential future savings
Lighting	£ 510 over 3 years	£ 255 over 3 years
Heating	£ 6,612 over 3 years	£ 3,963 over 3 years
Hot Water	£ 552 over 3 years	£ 261 over 3 years
Totals:	£ 7,674	£ 4,479
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.		
Energy Efficiency Rating		
<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.</p>		
<p>Very energy efficient > Band A Band A Band B Band C Band D Band E Band F Band G Band G < Band G</p> <p>Indoor energy efficient > Higher running costs</p>		
Current	Potential	
D	C	
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 210
2 Cavity wall insulation	£500 - £1,500	£ 1,154
3 Floor insulation	£300 - £1,200	£ 474
See page 3 for a full list of recommendations for this property.		
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/government/campaigns or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.		

DIRECTIONS

From Windermere centre, follow the New Road taking the right hand turn opposite the Ellerthwaite Hotel into Birthwaite Road. Take the second right into the private entrance and driveway of Fairways House.

