



# The Barn

3 Lickbarrow Close, Windermere, LA23 2NF

Price £695,000



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Rare opportunity arises to acquire a very well presented barn conversion containing quality spacious accommodation ideal for a family and with well proportioned and landscaped garden areas to three sides with large driveway for several vehicles. The four bedroom accommodation has a light and airy lounge which enjoys views towards the Lake and hills with the mountains beyond and a door gives access to a wrap-around balcony. In addition to the four bedrooms are two bathrooms, a traditional style oak kitchen alongside a formal dining room and an integral garage plus a utility/laundry room.

Situated on the outskirts of the village in a popular and highly sought after location within easy access by foot or car to both Bowness and Windermere with a railway station at Windermere and good arterial roads to other parts of the North West including Windermere Golf Club close by. Positioned on the outskirts of Windermere village the property backs onto open countryside and fields with plenty of walks right on the door step to School Knott and Post Knott.







### Directions

From our Windermere office turn left into Ellerthwaite Road and proceed past the Fire Station to a 'T' junction with the recreation ground facing. Turn right into Park Road and follow this road to the top of the hill, turning left just before Windermere Park into Lickbarrow Road, halfway up the hill turn right into Lickbarrow Close and at the end of the road the barn is on the left hand side.

### Accommodation

Shared entrance drive to the property. Slated walkway gives access to UPVC glazed front door with side double glazed windows.

### Entrance Hall

Spacious reception hall large enough and versatile to use as a dining hall with study area, double glazed windows to two sides with views towards garden. Under stairs storage area, attractive beams to ceiling and telephone point.

### Inner Hallway

Gives access to

### Kitchen

*17'7 x 9' (5.4m x 2.7m)*

A traditional style oak kitchen work surfaces with ample supply of base and wall cupboard units and incorporating gas range cooker with 6 ring hob and double oven. Inset one and a half bowl sink unit and drainer with mixer tap, dishwasher and fridge. Fitted wall cupboards incorporate glazed display units, spice rack and plate racks. Complimented with attractive part tiling to wall, down lighting, beams to ceiling and tiled flooring. Breakfast area to rear of kitchen, double glazed corner window enjoying pleasant aspect over the gardens. Steps down gives access to





### Utility Room

17'5 x 6'2 (5.3m x 1.9m)

Utility and laundry room with white Belfast sink unit, plumbed for washing machine, cupboard unit, and boiler for gas warm air central heating system. Door to integral garage.

### Dining Room

12'9 x 10'3 (3.9m x 3.1m)

Formal dining room adjacent to the kitchen with UPVC double glazed window and coving to ceiling. TV point. If required this room could be used as further bedroom accommodation.



### Bedroom One

14'2 x 11' (4.3m x 3.3m)

Double bedroom with UPVC double glazed window, built-in wardrobe and dressing table unit, TV point.

### Bedroom Two

14' x 6'11 (4.3m x 2.1m)

Double bedroom with UPVC double glazed window to the front, TV point.



### Shower Room

Three piece suite comprising of curved shower cubicle with electric shower, pedestal wash basin and WC. Electric heated towel rail, two double glazed windows, inset halogen lighting and fully tiled walls and floor.

Staircase from the entrance hall gives access to lounge.

### Lounge

20'4 x 17'9 (6.2m x 5.4m)

Light and airy living area with central attractive marble fireplace with inset fitted gas fire. Large picture window to two sides with good views to Lake Windermere with the hills and mountains beyond. High level double glazed window to the south aspect allowing plenty of light. French doors to wrap-around balcony with similar views to the Lake.

Open tread staircase to top floor landing with beamed ceiling, Velux window.



### Bathroom

Family bathroom with three piece suite comprising corner bath with shower attachment, pedestal wash basin and WC. Tiling to floor and walls, Velux window, chrome heated towel rail, halogen inset lighting, cylinder airing cupboard with immersion heater and lagged tank.

### Bedroom Three

10'11 x 10'4 (3.3m x 3.1m)

Double bedroom with built in wardrobes to recess with eaves storage behind. Double glazed Velux window, TV point and electric heating.

### Bedroom Four

12'11 x 12' (3.9m x 3.7m)

Double bedroom with UPVC double glazed Velux and window to the gable end overlooking the rear garden. TV point and electric heater.

Bedrooms 3 & 4 are interconnecting and could be combined as one master suite.







### Integral Double Garage

17' x 15'9 (5.2m x 4.8m)

Electric up and over door with remote control, electric light and power.

### Outside

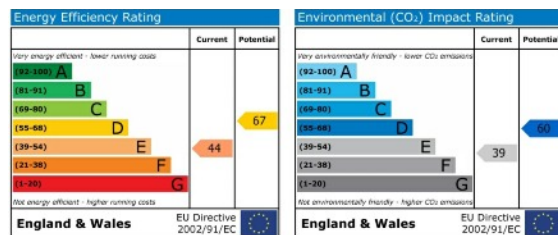
A tarmac driveway gives access to the property and to the garage. There are excellent well stocked gardens to front, side and rear with bushes, shrubs and plants etc. A climbing creeper to a side wall, lawned area with stocked borders, slated patio area, various specimen trees including Monkey Puzzle, Yew trees and several other specimen trees. The garden area provides a great deal of privacy and to the rear which is elevated is given access by a stepped path; there is a sitting out area with a view towards the Lake and the hills beyond.

### Services

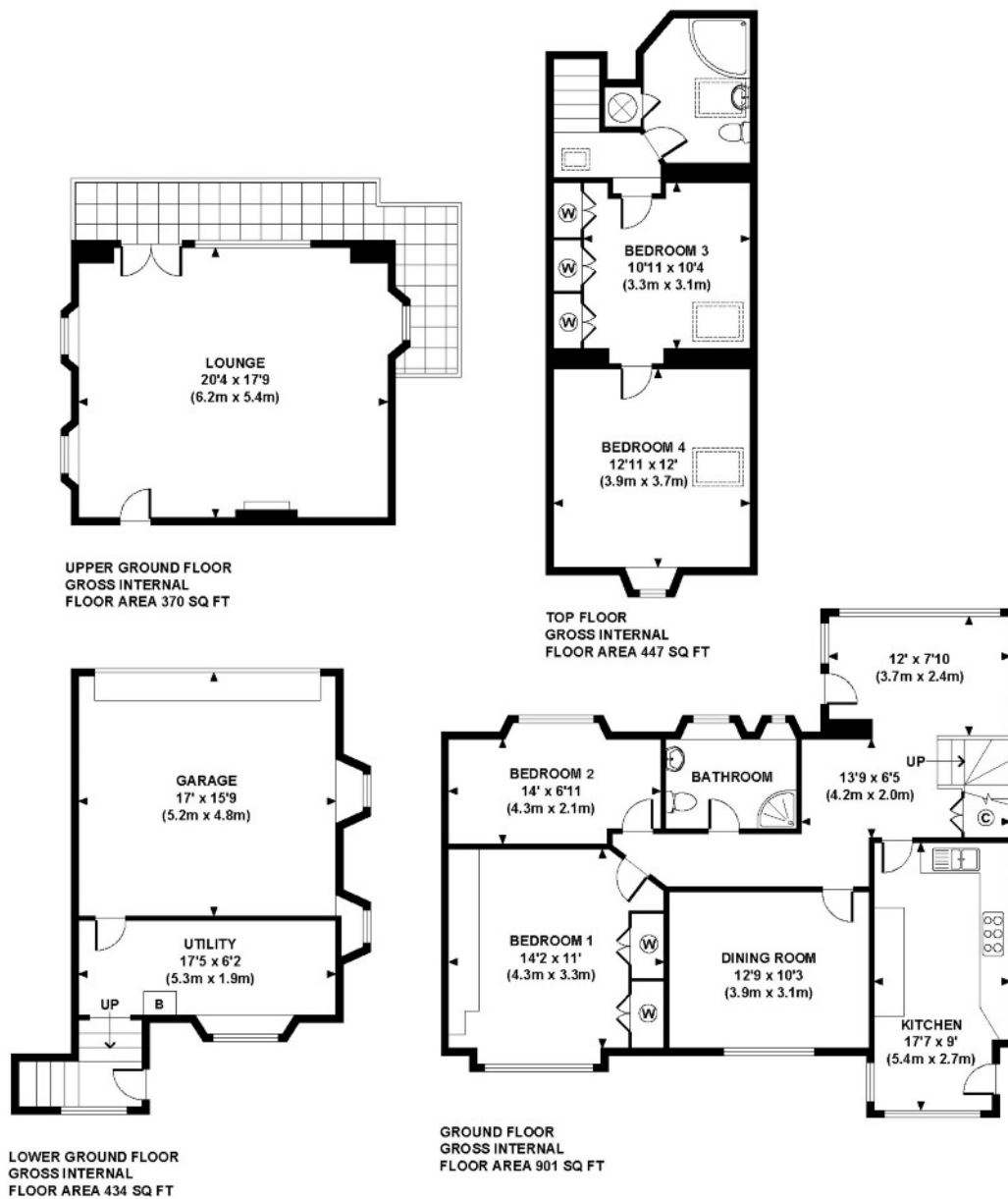
All main services connected. Gas fired central heating.

### Tenure

Freehold. Council tax band (F).



### THE BARN



APPROX. GROSS INTERNAL FLOOR AREA 2152 SQ FT / 200 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.