



Windermere

£685,000

Greenclose
Phoenix Way
Windermere
Cumbria
LA23 1BZ

Wonderfully placed in a delightfully quiet setting which nevertheless is just a short level stroll from the centre of the village, this bright, spacious and adaptable 3 double bed roomed home enjoys splendid views front and rear and with 2 large reception rooms alongside the super conservatory there is plenty of "work from home" space should you require it.

Enjoying private gardens and a garage, not to mention planning consent to further extend if desired, this is a superb family home which would also make a wonderfully peaceful weekend retreat or a stylish holiday let in enviable surroundings.

Property Ref: W5569





Sitting Room



Sitting Room



Entrance Hall

Location: In an idyllic location that is rare to find Greenclose boasts both a private secluded setting and the convenience of being only minutes walking distance to the village centre with all its amenities and also easy access to some lovely local walks.

From Hackney & Leigh Windermere sales office, proceed to the A591 in the direction of Ambleside and almost immediately upon joining this main road bear left at the Ravensworth Hotel on to Phoenix Way. Proceed on Phoenix Way bearing left at the bottom of the hill. Greenclose can be found on the right hand side with parking available immediately in front of the property. The property can also be reached on foot by taking Old College Lane which runs alongside Hackney and Leighs Office before turning into Phoenix Way on your right.

Description: Greenclose enjoys a delightfully peaceful setting overlooking the playing field and with views to Orrest Head at the front and of Claife Heights and even distant glimpses of the Coniston Old Man (from the garden) at the rear, and yet after just a few minutes stroll along a quiet lane you may find yourself in the very heart of Windermere village. Here you will find a wide range of local independent and nationally recognised shops, highly regarded Inns, restaurants and cafes, as well as an excellent selection of schools. Sitting in either of the wonderfully bright and spacious reception rooms, the conservatory or indeed in the sunny west facing garden you would however be hard pressed to guess that all of this activity is so easily accessible.

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Dining Room

Greenclose enjoys a very pleasing level of peace and privacy, and offers a superb opportunity whether you are seeking a family home (with or without space in which to work from home) a relaxing weekend retreat or a conveniently placed holiday let.

The original stone built portion of this attractive home, thought to date from the early to mid 19th century, was extended many years ago to offer the existing well balanced accommodation, although it now also benefits from planning consent (ref 7/2018/5532) for further extension which would allow for the creation of a fourth bedroom, and a second bathroom as well as enlarging the already well proportioned kitchen adding a utility room, office and a new garage should you wish for still more space.

For many, the existing design will however be just perfect as it is. The entrance porch leads you into a welcoming hallway with a cloak room, beyond which is a superb bay fronted living room complete with the original coving and skirting and a delightful fireplace. Double doors lead you through to a large adjoining dining room with patio doors to the garden. The well equipped kitchen is dual aspect and includes a very useful larder and the conservatory enjoys a private sunny aspect and is perfect for relaxation or even as a home office.

The first floor includes three double bedrooms, all with lovely views and there is a bathroom plus a separate WC. The gardens are a delight, being both private and sunny and enjoying views as far as the Coniston mountain range. The detached garage supplements the two car parking spaces at the front of this welcoming home.

A simply wonderful opportunity not to be missed.



Kitchen



Conservatory



Bedroom 1



Bedroom 1

Entrance Porch Leading to the lovely arched timber front door and having a sensed light.

Entrance Hall A spacious hallway having a solid oak floor, a cast iron radiator, a window, stairs to the first floor and an attractive wood panelled doorway leading to

Living Room 20' 11" x 15' 9" into bay (6.38m x 4.8m into bay) A grand room enjoying a wealth of original features including beautiful ornate cornicing to the ceiling, a bay window looking over the garden with attractive timber panelled surround, a refurbished 1820's working open fireplace with marble surround, mantle and hearth. There are also two cast iron traditional style radiators, wall lights and a built in book case.

The original glazed garden doors now lead to;

Dining Room 18' 4" x 17' 0" (5.59m x 5.18m) An incredible bright and spacious room, perfect for entertaining family and friends. Having an electric wood burning effect stove with slate mantle, a cast iron radiator with slate shelf over, double doors giving access to the gardens, a window overlooking the side garden and a useful storage cupboard.

The electric stove could readily be replaced with a wood burning stove as a new flue has already been installed.

Leading to:



Landing

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Bedroom 2

Conservatory 12' 2" x 11' 8" (3.71m x 3.56m) Currently utilised as a home office or study this is an ideal space should you be fortunate enough to be able to work from home in such delightful surroundings. Alternatively this room would make a wonderful children's play room or simply a space for relaxation. Having fitted blinds and access to the rear garden.

Kitchen 16' 3" x 13' 1" (4.95m x 3.99m) This bright kitchen enjoys a large range of wall and base units with complementary work surfaces and pelmet lighting and a range of integrated appliances including a Rangemaster stove with a 5 ring gas hob and electric oven with hood over, a Bosch microwave, a Miele washer/dryer and a dishwasher. There is also a sink and a half with mixer tap and drainer, a double radiator, two windows, access to the front yard and a pantry with slate cold shelf and a light.

WC With storage space for muddy boots and coats and having a WC and a pedestal wash hand basin. There is also under stair storage, an opaque window and tiled floor.

Stairs lead to:

Landing This spacious and bright area includes two windows and a cast iron radiator.



Bedroom 2



Bedroom 3



Rear Elevation



Garden



Rear Outlook

Bedroom 1 17' 1" x 16' 1" (5.21m x 4.9m) A wonderfully bright and spacious bedroom enjoying two windows giving views over the rooftops to Claife Heights and having an original 1820s working open fireplace with marble surround, mantle and hearth, coving to the ceiling, two cast iron radiators, two useful built in storage cupboards, a connecting door to the neighbouring bedroom and a wash hand basin with light, mirror and shaver point over. There is also a towel rail.

Bedroom 2 17' 0" x 10' 6" (5.18m x 3.2m) A spacious double room enjoying a dual aspect and having a coved ceiling, a cast iron radiator, pedestal wash hand basin with light, mirror and shaver point over and a towel rail.

Bedroom 3 13' 1" x 8' 8" (3.99m x 2.64m) Having a window overlooking the garden, a cast iron radiator, built in shelf and cupboard unit and separate built in storage cupboard.

Bathroom Having a two piece suite comprising a shaped bath with Bristan Joy electric shower over and a floating wash hand basin. There is also a cast iron radiator, two towel rails, an opaque window, part tiled walls and a built in storage cupboard.

Separate WC Having a WC with concealed cistern and an opaque window.

Boiler Cupboard Housing the boiler and having useful storage shelving.

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Garden

Outside:

Garage 11' 8" x 17' 0" (3.56m x 5.2m) The property benefits from a single garage which is accessed by car from Old College Lane with up and over door, side door giving access from the garden, a window, mezzanine storage and light and power points.

Parking There is additional private parking provision for two vehicles at the front of the property.

Gardens The property benefits from wonderful gardens incorporating a lovely level lawn with natural shrubbery borders, a rockery, a pond and a lovely elevated paved patio area perfect for relaxing with a morning coffee or evening glass of wine. A short flight of steps lead to a paved yard that can be accessed from within the garden, the kitchen or the lane and is ideal for bin storage. There is also exterior lighting and an outside tap.

Services: The property is connected to mains gas, electricity, water and drainage. There is gas fired central heating and the property was completely re-roofed in 2017 with the addition of an internal suspended structure to allow domestic storage. Access is by a fold down ladder and there is a window and a light.

Tenure: Freehold.

Council Tax: South Lakeland District Council - Band F

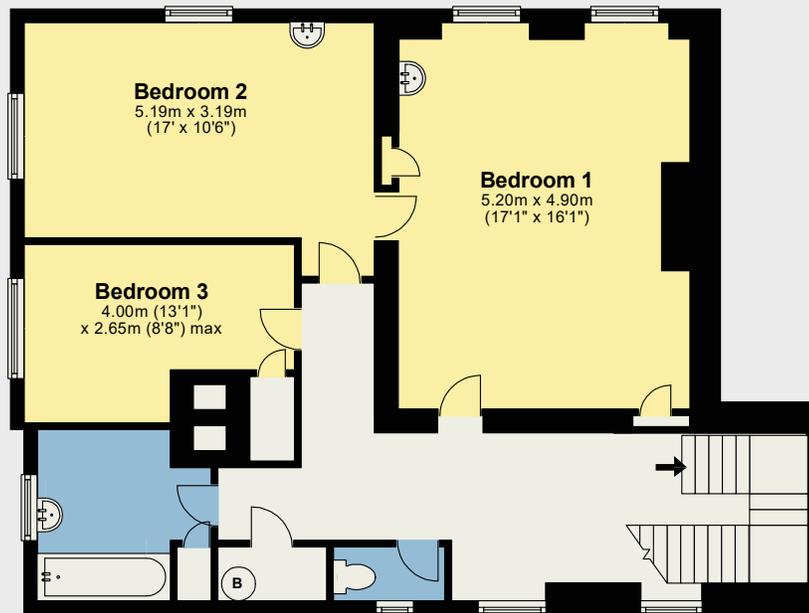
Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.



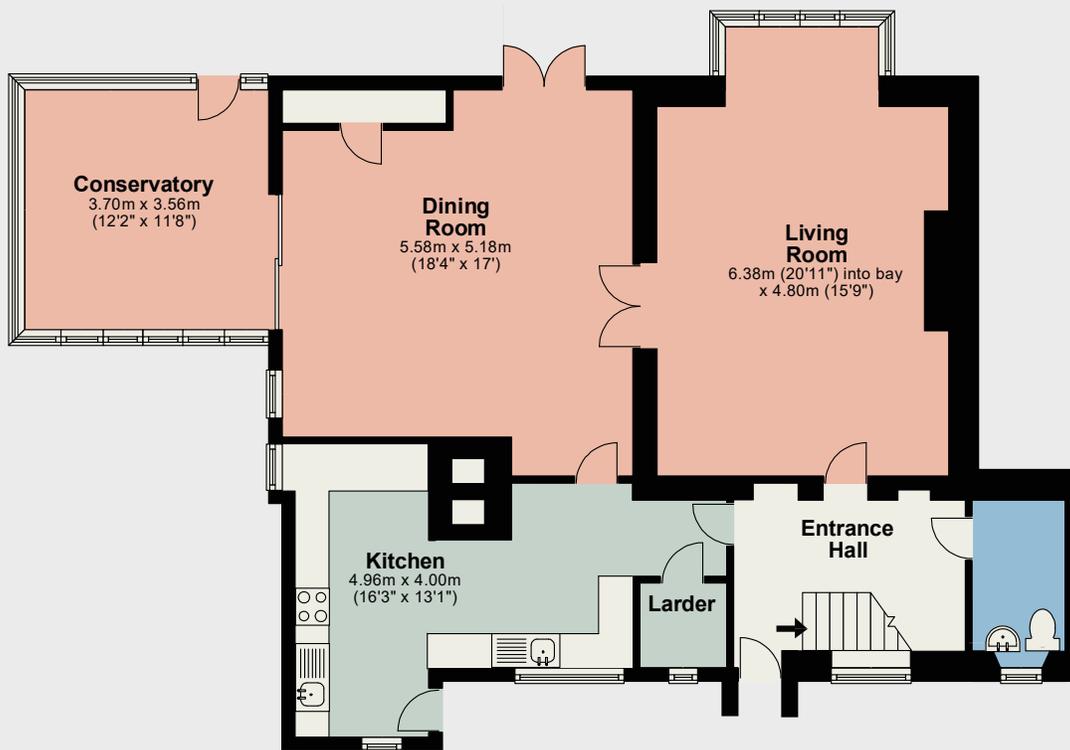
Garden



Front Outlook



First Floor



Ground Floor

Total area: approx. 195.5 sq. metres (2104.6 sq. feet)

For illustrative purposes only. Not to scale. REF: W5569

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