



Kaarmaville Bungalow, Canny Hill
Newby Bridge
Auction Guide Price £400,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented detached bungalow with fabulous views, gardens and grounds situated towards the foot of Lake Windermere in the Lake District National Park. Having four reception rooms, three bedrooms, two bathrooms, a kitchen, study, studio, several outbuildings and ample parking.







KAARMAVILLE BUNGALOW

An appealing well proportioned detached bungalow pleasantly situated in an elevated, private position amidst substantial gardens and grounds in the desirable hamlet of Canny Hill. The property is located within the Lake District National Park and is just a short walk to Newby Bridge and the Swan Hotel, which is renowned for it's superb Restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina. On the fringe of Lake Windermere, Fell Foot Park, the Newby Bridge Hotel and the Lakeside Hotel & Spa are nearby. Newby Bridge is conveniently placed for the amenities available in Bowness, Windermere, Grange-over-Sands, Ulverston and Kendal and offers easy access to the M6. The location offers Countryside walks immediately accessible from the front door.

The beautifully presented split level accommodation briefly comprises an entrance hall, sitting room, garden room, kitchen, dining room with balcony overlooking the lounge, impressive hallway, three bedrooms, bathroom, shower room, utility store and a study. The property has been well maintained by the current vendors and includes oil fired heating and double glazing.

The bungalow is set amidst substantial gardens and grounds which have been carefully landscaped and beautifully maintained over the years offering ample driveway parking, various seating areas which take full advantage of the surrounding tranquil views, a studio and workshop.

GROUND FLOOR

ENTRANCE HALL

12' 8" max x 8' 3" max (3.88m x 2.54m)

Double glazed door with adjacent double glazed window, radiator, built in cloaks cupboard, built in utility store housing plumbing for washing machine and space for tumble dryer, built in cupboard housing oil central heating boiler, loft access, coving, tiled threshold, partial wood flooring.

SITTING ROOM

14' 11" max x 14' 5" max (4.55m x 4.41m)

Double glazed door to garden double glazed bay window, two radiators, feature open fireplace, coving, fitted shelf, feature mouldings to wall, wood flooring.

GARDEN ROOM

15' 8" x 7' 11" (4.78m x 2.42m)

Double glazed patio doors to garden, coving, wood flooring.

KITCHEN

14' 2" x 8' 11" (4.34m x 2.72m)

Double glazed bay window, double glazed window, radiator, good range of base and wall units, stainless steel sink, range cooker with tiled splashback and extractor hood over, American style fridge freezer, integrated dishwasher, built in microwave, wood flooring.

DINING ROOM

16' 4" x 9' 1" (4.99m x 2.77m)

Double glazed French doors to decked patio, double glazed window, two radiators, wood flooring.

SHOWER ROOM

8' 1" max x 5' 10" max (2.48m x 1.78m)

Two double glazed windows, heated towel radiator, three piece suite comprises W.C. with concealed cistern, wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror, tiling to walls and floor.





HALL

16' 1" max x 10' 1" max (4.92m x 3.08m)

Double glazed door with adjacent double glazed window, radiator, built in cloaks cupboard, recessed spotlights, coving, loft access, dado rail, wood flooring.

BEDROOM

11' 10" max x 11' 4" max (3.61m x 3.46m) Two double glazed windows, radiator, built in wardrobes, coving, wood flooring.

BEDROOM

11' 5" x 8' 5" (3.48m x 2.59m) Two double glazed windows, radiator, coving, wood flooring.

BEDROOM

11' 7" max x 7' 4" max (3.54m x 2.24m) Double glazed window, radiator, built in wardrobe, coving, wood flooring.

BATHROOM

8' 11" x 6' 1" (2.72m x 1.86m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, extractor fan, coving, recessed spotlights, fitted wall unit, fitted mirror, tiling to walls.

LOWER GROUND FLOOR

LOUNGE

13' 1" x 9' 11" (4.01m x 3.03m)

Double glazed patio doors to garden, double glazed window, two radiators, built in cupboards, wall lights, wood flooring.

STUDY

8' 7" x 4' 6" (2.63m x 1.38m)

Double glazed window, radiator, fitted desk and shelving, wood flooring.

STUDIO

12' 2" x 8' 0" (3.73m x 2.44m)

Single glazed door, two single glazed windows, light and power.

OUTSIDE

Accessed via a private driveway shared with the neighbouring property, the spectacular landscaped gardens and grounds, which boast outstanding views, include ample driveway parking, generous lawns, a pond, various decked areas, natural rocky outcrops, a variety of established trees, shrubs, spring flowering bulbs, plants and bedding plants, a studio, workshop, several timber storage sheds, fuel store and a greenhouse,

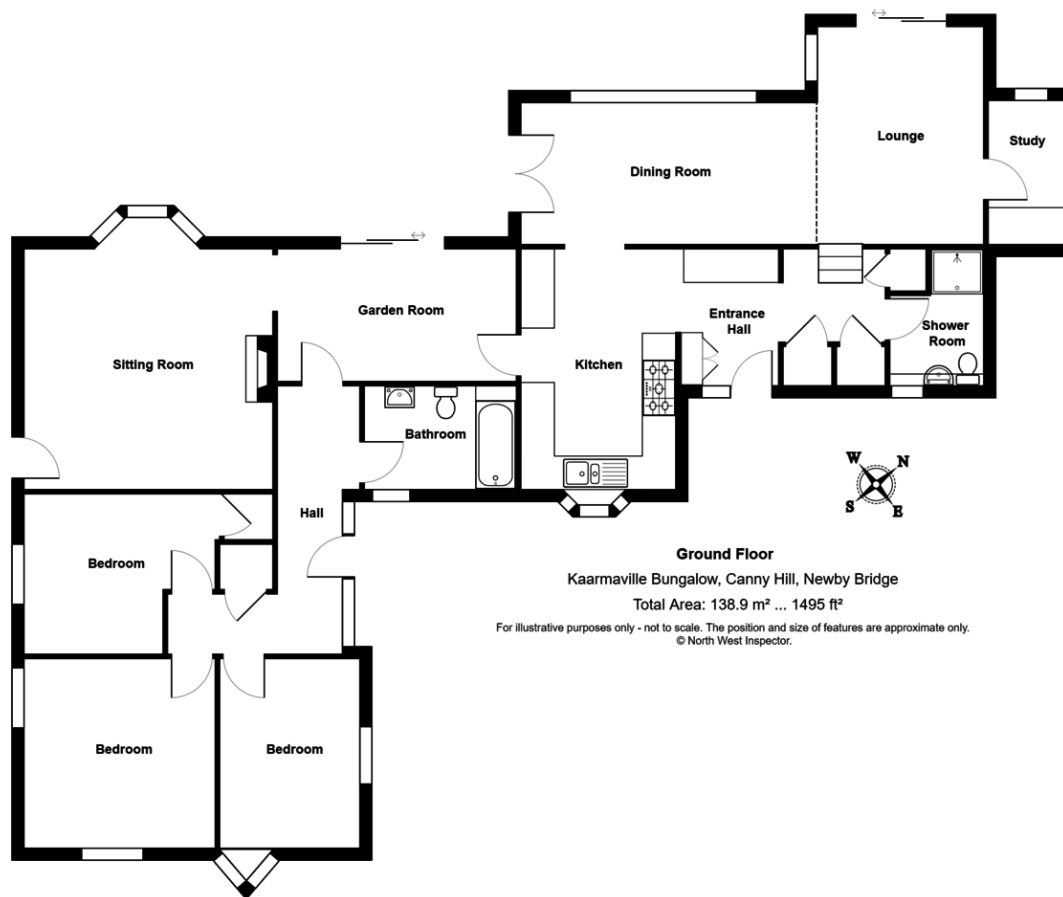
SERVICES

Mains electricity, oil fired heating, non mains water, non mains drainage.

COUNCIL TAX BANDING

Currently Band F as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

DIRECTIONS

From Grange proceed along the B5271 Windermere Road to join the A590. Continue to Newby Bridge and after passing the filling station take the first exit on the roundabout in the direction of Ulverston taking the first left turn on to Canny Hill. Proceed up the road and continue to find the entrance to the driveway for Kaarmaville clearly marked on the right. Pass Kaarmaville on the left to find Kaarmaville Bungalow located at the head of the driveway.

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