



# Windermere

**£699,000**

Black Beck Cottage, Black Beck Wood, Windermere, LA23 3LS

One not to be missed! Fantastically located in the semi rural area of Counties Meet on the outskirts of Bowness village yet only a 5 minute drive into the village itself. This 4 bedroomed detached house is elevated allowing for winter glimpses of Lake Windermere and offers ample living space for a family home, additional residence or holiday let if so desired.

## Quick Overview

- 4 Bedroomed detached house
- 1 Reception room and 2 bathrooms
- Peaceful semi rural location
- Garden and patio
- No chain
- Close to local amenities and schools
- Fabulous potential
- Ideal family home
- Integral garage, driveway parking and additional versatile parking/storage area
- \*Superfast Broadband Speed of 67Mbps available



4



2



1



E



Superfast  
Broadband



Garage &  
Driveway  
Parking

Property Reference: W5912



Entrance Hall



Living Room



Living Room



Kitchen

### Description

A 4 bedroomed (1 en-suite) detached house on a good sized plot and in an elevated position allowing for a pleasant outlook towards Lake Windermere. Benefiting from driveway parking, ample gardens and integral garage with fantastic potential to really make your own. Set in the exclusive area of Black Beck Wood this property could be the perfect family home, home from home or indeed a holiday let as it has been in previous years.

Entering the property the welcoming entrance hall leads you to the large living room, plenty big enough for dining space too, with feature sandstone fireplace with open fire and double patio doors onto the graveled seating area and the surrounding gardens the perfect room for those cosy winters evenings or al fresco dining in summer. The kitchen is a good space and with plenty of wall and base units, integrated appliances and a breakfast bar it is well equipped to serve a family and has the added benefit of a separate utility room with plumbing for a washing machine and access to outside. There is also a separate WC with wash hand basin and access to the large integral garage. The return staircase leads to the first floor with 4 double bedrooms all with pleasant outlooks, the master bedroom having a 3 piece en-suite bathroom and a house bathroom which has recently been modernised with large corner shower unit, WC and vanity unit with wash basin.

Outside the property has well established gardens to the front and rear as well as a gravelled pathway and seating area with winter glimpses towards Lake Windermere and benefits from being only a short distance from some beautiful woodland and fell walks. To the front of the property there is driveway parking for several cars plus a versatile area which could be used as additional off road parking area or storage for a trailer or boat located just before the driveway entrance. The integral garage offers fantastic storage and has an up and over door, power and light.

This fabulous house offers really generous living space and gardens and is now ready for new owners to enjoy the peaceful surroundings and start making wonderful memories.

### Location

Located in the highly desirable area of Black Beck Wood, Storrs Park in a gently elevated position. From Bowness proceed south towards Newby Bridge passing Storrs Hall on the right hand side. Continue for a further half a mile bearing left at 'Counties Meet' (where Westmorland once met Lancashire) then immediately right onto a small private drive serving 13 properties. Continue up the hill and the driveway to Black Beck Cottage is the first on the left, with a further private off road parking area beneath.

## Accommodation (with approximate measurements)

### Entrance Hall

### Living Room

26' 6" x 12' 8" (8.08m x 3.86m)

### Kitchen

16' x 8' 5" (4.88m x 2.57m)

### Utility

9' 5" x 4' 9" (2.87m x 1.45m)

### Stairs to First Floor

Access to loft area.

### Bedroom 1

15' x 12' 8" (4.57m x 3.86m)

### En-Suite Bathroom

### Bedroom 2

15' x 12' 8" (4.57m x 3.86m)

### Bedroom 3

12' 4" x 11' 9" (3.76m x 3.58m)

### Bedroom 4

13' 8" x 6' (4.17m x 1.83m)

### Shower Room

### Property Information:

#### Integral Garage

19' 6" x 9' 8" (5.94m x 2.95m)

**Services** Mains electricity, water and drainage. Oil fired central heating to radiators and hot water.

**Council Tax** South Lakeland District Council - Band G.

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

**Viewings** 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.

#### What3Words

<https://what3words.com/pianists.cherry.share>



Bedroom 1



Seating Area



Additional Parking Area

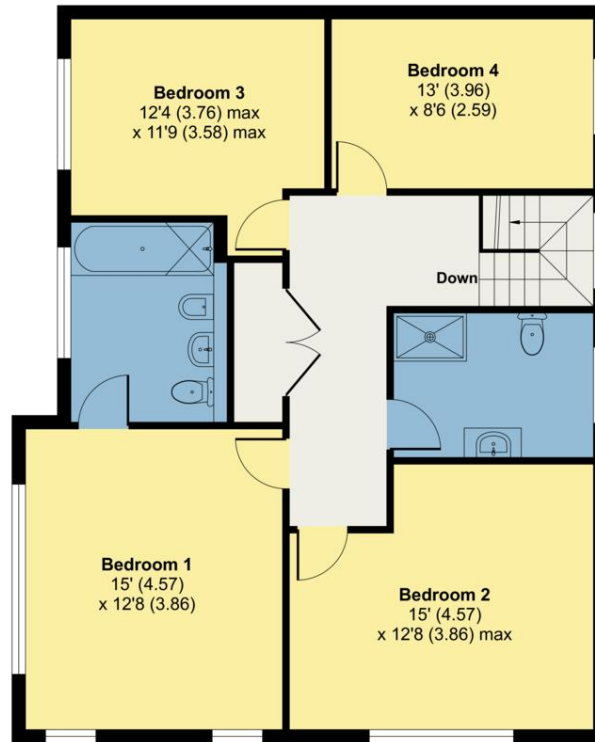


Ordnance Survey Ref: 01094557

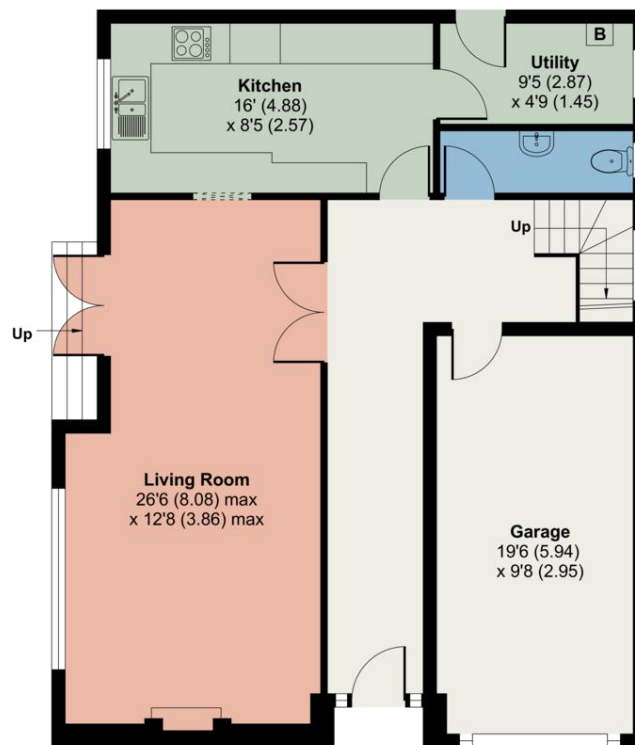
# Black Beck Cottage, Black Beck Wood, Windermere, LA23

Approximate Area = 1859 sq ft / 172.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 960497

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