



Windermere

£925,000

Stone Close, Victoria Road, Windermere, Cumbria, LA23 2DL

A superb 4 bedroomed detached house with beautiful fell views in a fantastic convenient yet quiet location on the outskirts of Windermere Village. With beautiful gardens, private driveway and detached garage this property is an ideal family home. A viewing is a must to appreciate what this fantastic house has to offer.

Quick Overview

- 4 Bedroomed detached house
- 2 Reception rooms and 1 house bathroom
- Peaceful location
- Beautiful well tended gardens, car port and 2 outbuildings
- Fabulous views of the surrounding fells
- Close to Windermere village amenities, transport links and the local schools
- Ready for new owners to make their own
- An ideal family home, 2nd home or holiday let
- Private driveway and detached garage
- *Superfast broadband of 80Mbps



4



2



2



E



Superfast
Broadband



Ample Driveway
Parking &
Detached Garage

Property Reference: W6013



Sitting Room



Dining Room



Breakfast Kitchen



Conservatory

Description Stone Close is set in an elevated position on the outskirts of Windermere village with beautiful views of the surrounding Lakeland Fells. Offering fantastic spacious accommodation, tranquil private gardens, ample driveway parking, detached garage, car port and 2 additional outside stores.

Approaching the property from the private driveway you are greeted by the fantastic gardens which offer a most perfect setting for a peaceful place to retreat and enjoy with family during the spring and summer months, it is absolutely stunning and totally private.

Entering the property via the covered porch into the entrance hall which showcases the polished wood flooring and high ceilings. The first room on your right is the useful cloakroom with under stairs storage, WC and vanity unit and through into the dual aspect living room with fabulous Lakeland slate fireplace with wood burning stove and bay window with window seats, the ideal place to admire the Lakeland Fell views and the well tended gardens. Through to the dining room; again a dual aspect room with lovely views and polished wood flooring. Next is the breakfast kitchen again with lovely views with a good range of wall and base units, inset sink and integrated appliances of hob with extractor hood over, cooker, dishwasher, fridge and a walk in pantry with shelving. The final room on the ground floor is the conservatory which is the perfect relaxing space to enjoy the views.

Stairs to the first floor landing with access to the loft and built-in cupboards and access to the 4 bedrooms and house bathroom. Bedroom one is dual aspect and again has those beautiful views of the Lakeland Fells and the beautiful gardens and benefits from built in furniture and wash hand basin. Bedroom 2 is dual aspect again and has the lovely views plus vanity unit with wash hand basin. Bedroom 3 has pleasant views over the garden and built-in furniture. Bedroom 4 is currently utilised as an office and as the smallest bedroom it lends itself well to this but equally it could become a bedroom again.

The gardens belonging to this property are simply stunning, an oasis of well established trees, plants, shrubs and flowers creating an ever changing scene throughout the seasons. There is also a small pond and patio feature and perfectly maintained borders along the driveway. There is ample driveway parking for several cars as well as a detached garage large enough to park a car in if so desired.

Location From Windermere centre follow the one way system through Crescent Road and out of the village towards Bowness. Take the left hand turn on to Ellerthwaite Road and follow the road right to the end until it meets Park Road. Turn right onto Park Road and proceed up the hill a short way taking the 3rd left hand turn on to Victoria Road, go right to the end of Victoria Road and the entrance to the private drive is on the right.



Sitting Room



Breakfast Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Accommodation (with approximate measurements)

Entrance Hall

Cloakroom

Sitting Room 19' 2" max x 14' 11" max into bay (5.84m x 4.55m)

Dining Room 15' max x 12' max (4.57m x 3.66m)

Breakfast Kitchen 12' 4" max x 12' (3.76m x 3.66m)

Conservatory 14' 7" x 8' 10" (4.44m x 2.69m)

Stairs to first floor

Landing Access to loft space.

Bedroom 1 15' 8" x 12' 3" (4.78m x 3.73m)

Bedroom 2 15' 8" x 12' 2" (4.78m x 3.71m)

Bedroom 3 13' 5" x 9' 10" (4.09m x 3m)

Bedroom 4/Office 9' 5" x 8' 3" (2.87m x 2.51m)

Bathroom

Garage 18' 10" x 10' (5.74m x 3.05m)

Car Port 13' 8" x 8' 8" (4.17m x 2.64m)

Store 1 8' 6" x 8' 3" (2.59m x 2.51m)

Store 2 8' 6" x 8' 2" (2.59m x 2.49m)

Property Information:

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold. Vacant possession upon completion.

Viewings

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Council Tax

Westmorland and Furness Council - Band G.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words

///growth.oppose.novelists



Views



Front Elevation



Gardens



Ordnance Survey Map

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Charlie Ryan

Office Manager

Tel: 015394 44461

charlieryan@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015394 44461

windmeresales@hackney-leigh.co.uk



Tina Fleming

Sales Team

Tel: 015394 44461

windmeresales@hackney-leigh.co.uk



Nicole Fallowfield

Sales Team

Tel: 015394 44461

windmeresales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windmeresales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windmeresales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcAlister@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windmeresales@hackney-

Stone Close, Victoria Road, Windermere, LA23

Approximate Area = 1730 sq ft / 160.7 sq m
 Garage = 188 sq ft / 17.4 sq m
 Outbuilding = 144 sq ft / 13.3 sq m (excludes carport)
 Total = 2062 sq ft / 191.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2023. Produced for Hackney & Leigh. REF: 1043972

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/10/2023.