

## Windermere

**£795,000**

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

Tucked away in an old traditional quarry, so secluded we'd bet most locals don't know it's there is a detached 4 bedroomed house and yet conveniently placed within the village, which now would benefit from some updating.

### 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

An ideal family home, 2nd home or holiday let

Private driveway and detached garage

\*Superfast broadband of 80Mbps



4



2



2



E



Superfast  
Fibre  
Broadband



Private Driveway  
& 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)

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

Shed 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.

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Views



Elevated Photo



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ardens

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# Stone Close, Victoria Road, Windermere, LA23

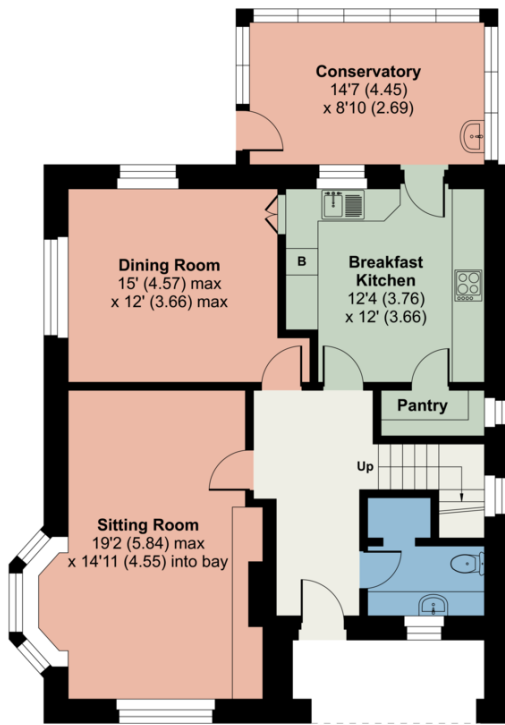
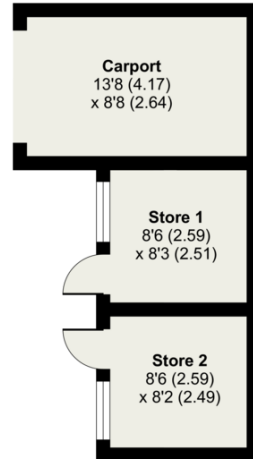
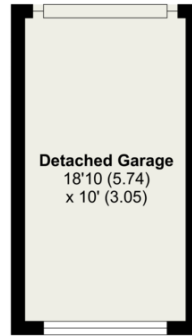
Approximate Area = 1730 sq ft / 160.7 sq m

Garage = 188 sq ft / 17.4 sq m

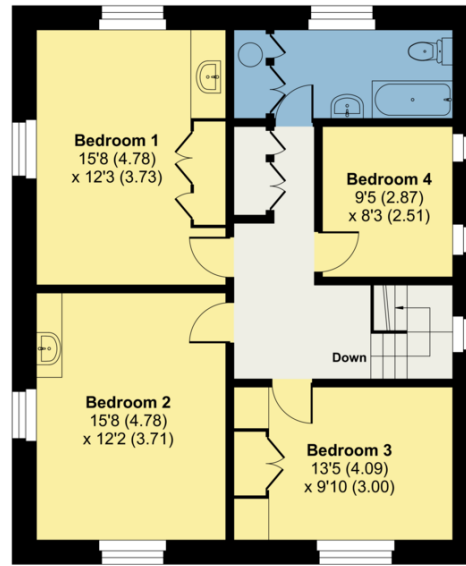
Outbuilding = 144 sq ft / 13.3 sq m (excludes carport)

Total = 2062 sq ft / 191.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



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

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