

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Windermere

£449,000

6 Thornbarrow Hall, Thornbarrow Drive, Windermere, LA23 2EP

A beautifully presented 2 bedroomed top floor apartment set in communal grounds with stunning views of Lake Windermere and the Lakeland fells beyond.

6 Thornbarrow Hall has breath-taking panoramic 360 degree views including the Langdale Pikes, Orrest Head, Claife Heights, Bowness, Windermere, Lake Windermere and the fells beyond Hawkshead and Coniston. The views of the sunsets over the Langdale Pikes are simply stunning.

### Quick Overview

2 Bedroomed top floor apartment

2 Reception rooms and 1 bathroom

Beautiful, peaceful location

Communal gardens

Views to the Lake and Fells beyond

Close to both Windermere and Bowness  
villages

Well presented

An ideal main residence or second home

1 dedicated parking space plus use of 2 visitor  
parking spaces

Superfast Broadband speed 80 mbps



2



1



2



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5950



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

#### Location:

Set mid way between Windermere and Bowness in a gently elevated position and within easy walking distance of shops, restaurants and all amenities.

From Windermere follow the A590 towards Bowness onto Lake Road. Pass Thornbarrow Road on your left and the entrance to Thornbarrow Drive can be found immediately next left before Craig Walk and the police station. Follow the private drive to the top where Thornbarrow Hall can be found.

#### Description:

Thornbarrow Hall, built in the 1800s and once overlooking the bath house and Thornbarrow Hall Estate stretching down to Lake Windermere, was converted into 7 apartments in the early 1990s. The immaculately presented accommodation comprises of large integrated living/dining room (32ft long) with fine lake and mountain views, kitchen, 2 bedrooms and bathroom.

Outside there is one demised and dedicated parking space, that is part of Flat 6, and the use of Thornbarrow Hall's two visitor parking spaces. There are also well tended communal gardens for the residents to use and pergola seating on the lawn. There is a common store room in Thornbarrow Hall's cellar with two shelves of racking dedicated to each flat.

This apartment is a perfect low maintenance property, ideal as a main residence or second home.

#### Accommodation (with approximate measurements)

##### Shared Entrance Hall

##### Private Staircase and Landing

##### Large Living and Dining Room

32' 8" x 14' (9.96m x 4.27m)

##### Kitchen

8' 11" x 8' 6" (2.72m x 2.59m)

##### Bedroom 1

14' 8" x 11' 10" (4.47m x 3.61m) into window recess

##### Bedroom 2

12' 4" x 12' (3.76m x 3.66m) into window recess

##### Bathroom



## Property Information:

### Services

Mains water, drainage, gas and electricity. Gas central heating to radiators. Double glazing throughout.

### Tenure

Subject to the remainder of a 999 year lease from March 1992. A copy of the lease is available for inspection at the office. There is a management fee of £225 per calendar month which accounts for one seventh of the costs and expenses incurred by the Thornbarrow Hall Management Company (one owner of each of the 7 flats is a director of the management company) in complying with its obligations under the lease including grounds maintenance, gardening, the building's exterior painting, building's insurance, and maintenance of the building's structure and roof.

### Council Tax

South Lakeland District Council - Band C.

### 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.



Bedroom 1



Bedroom 2



Living room view



Views

# Flat 6, Thornbarrow Hall, Thornbarrow Drive, Windermere, LA23

Approximate Area = 956 sq ft / 88.8 sq m (excludes void)

Limited Use Area(s) = 93 sq ft / 8.6 sq m

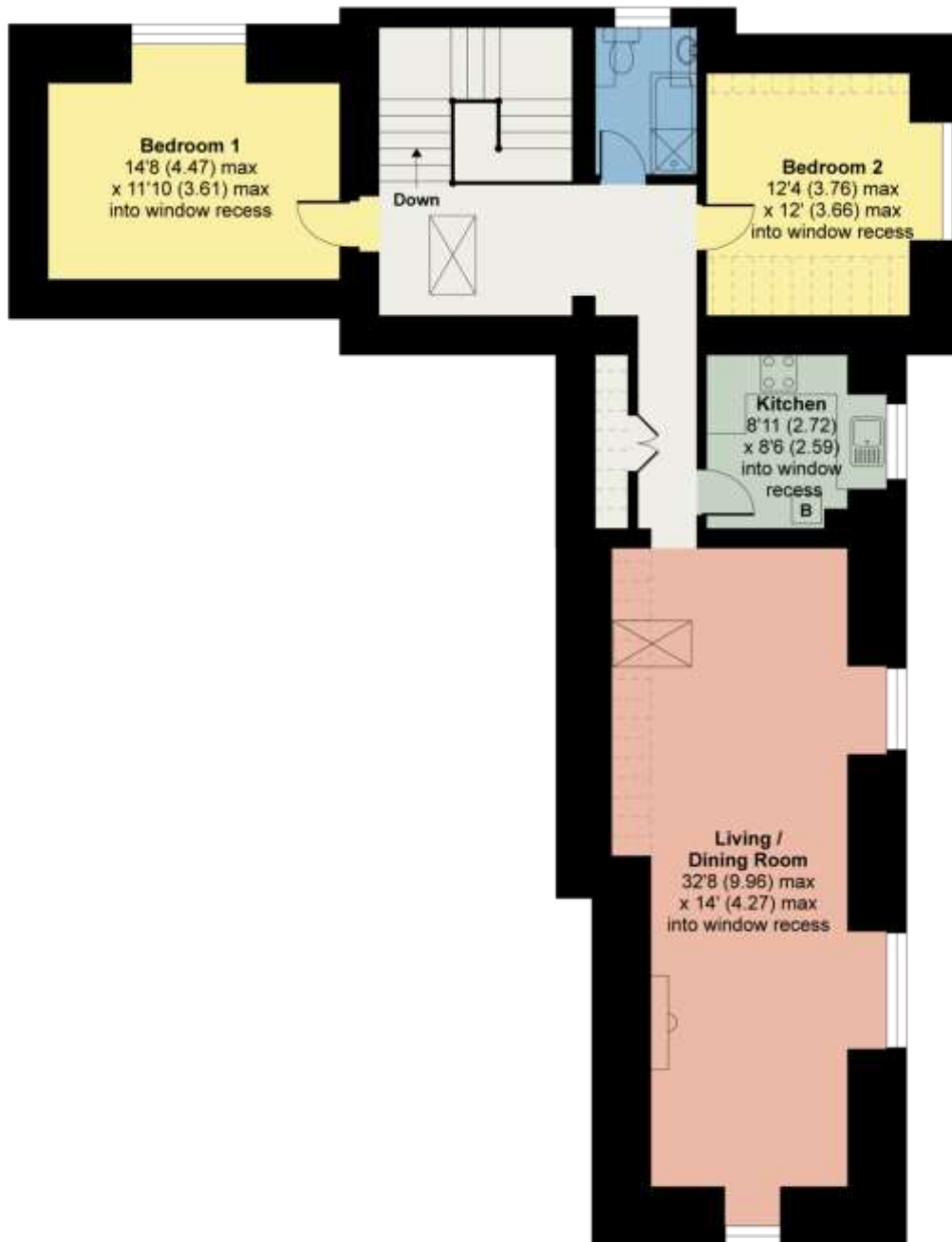
Total = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



- Denotes Velux Window

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 876265

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