



Windermere

£550,000 (Guide Price)

Newlands, Queens Drive, Windermere, Cumbria, LA23 2EL

A spacious 5 bedroomed, Lakeland stone, detached family home with 3 reception rooms and breakfast kitchen. Garden and off road parking within walking distance of Windermere Village and close to the local schools.

*****FOR SALE BY PUBLIC AUCTION 30TH MAY 2024, 12pm at The Halston Hotel, 20-34 Warwick Road, Carlisle CA1 1AB*****

Quick Overview

5 Bedroomed Lakeland slate detached house
3 Reception rooms, 1 bathroom and separate WC

Convenient yet quiet location

Spacious gardens

Outbuildings/stores

Close to the local amenities

In good order

Ideal family home

Private driveway parking

*Superfast Broadband Speed of 80MBPS



5



1



3



E



Superfast
Broadband



Private Driveway
Parking

Property Reference: W6030



Front Elevation



Gardens



Gardens



Front Seating Area

Description This super 5 bedroomed family home is set on the outskirts of Windermere village yet within walking distance to both Windermere and Bowness villages with beautiful walks from your doorstep to Lake Windermere and the local attractions. Newlands offers spacious accommodation with the potential to extend into the current outbuildings if so desired. Being cleverly converted from two properties into one large property, Newlands has managed to retain many of the original features and high ceilings adding charm to the fantastic accommodation and the large sunny garden offers a fantastic place for the children to play and for families to sit, relax and enjoy their peaceful surroundings.

Entering the property to the front is an enclosed porch with the original quarry tiles which leads to the dining room which boasts high ceilings and wooden floorboards and access through the panel glazed double doors to the lounge. The lounge offers a great space for relaxing, the wood effect gas stove provides cosiness in the winter months and the dual aspect windows allow for plenty of natural light, with the large square bay overlooking the front outdoor seating area. The next reception room is currently used as a family room, an ideal area for hobbies, crafts, reading or homework. It again has a large square bay window and a wood burning stove set on a slate hearth with oak beam over.

The breakfast kitchen is offered in good order with a range of wall and base units, stainless steel inset sink and integrated appliances of oven and separate grill, 4 ring gas hob with extractor hood over and wood effect laminate worktops. The kitchen has the original quarry tiled floor and splashback tiles to the walls. Off the kitchen is an incredibly useful utility room with pantry, plumbing for a washing machine, shelving and a rear door to the outbuildings and gardens. Steps down lead to a separate WC and access back into the dining room.

Stairs from the ground floor lead to the landing offering access to a large loft space, which is boarded and has light, all 5 bedrooms, the 4 piece house bathroom and the large linen room. Bedroom one, the largest of the bedrooms, has the square bay window adding a little extra space to an already good sized room and ornate original fireplace. Bedroom's 2, 3 and 4 have benefit of being dual aspect double rooms and with bedroom 3 having the potential to pinch the linen cupboard for an en-suite if so desired.

To the outside of the property is private driveway parking, 2 timber sheds, large lawned garden area and a front gravelled seating area. To the rear of the property are outbuildings and stores which are currently utilised as storage but have been granted planning permission in the past to extend the house to create additional living space.

Newlands represents a rare opportunity for someone with an eye for design to create potentially a £1million property in



Lounge



Dining Room



Lounge



Family Room



Family Room



Dining Room

the heart of Windermere.

There can be few sites in such a convenient location, where an attractive Victorian property, built in Lakeland stone, has the potential to be transformed to create a stunning contemporary property and greatly enhance its value. Newlands, however, has what any purchaser with that vision would want. The sunny aspect of the garden is almost unique in the area and an indoor-outdoor kitchen extension that spills into the garden would further extend the living space and provide an opportunity for alfresco dining.

The location is rare in having off-road parking for three vehicles, but you won't need your car to access all of the shops and restaurants in Windermere and Bowness.

Location: Situated in a convenient position midway between Bowness and Windermere in the popular residential area of Queens Drive, tucked away yet within walking distance of Windermere village and the amenities, transport links and schools the village has to offer.

From Windermere proceed towards Bowness on New Road continuing as Lake Road passing Baddeley Clock on your left, turn left onto Queens Drive after the Windermere Boutique Hotel and Newlands can be found a short way up on the left.

Front Porch

Dining Room 14' x 11' 9" (4.27m x 3.58m)

Lounge 14' 0" x 13' 1" (4.27m x 3.99m) plus bay

Family Room 13' 10" x 11' 0" (4.22m x 3.35m) plus bay

Breakfast Kitchen 12' 4" x 10' 5" (3.76m x 3.18m)

Utility 8' 9" x 7' 6" (2.67m x 2.29m)

WC

Stairs to First Floor

Landing

Bathroom

Bedroom 1 13' 10" x 11' 0" (4.22m x 3.35m) plus bay

Bedroom 2 14' x 11' 1" (4.27m x 3.38m)

Bedroom 3 12' 6" x 7' 3" (3.81m x 2.21m)



Breakfast Kitchen



Bedroom 1



Bedroom 2



Gardens



Ordnance Survey Ref: M4P-01142120

Bedroom 4 12' 4" x 7' 4" (3.76m x 2.24m)

Bedroom 5 8' 9" x 8' (2.67m x 2.44m)

Linen Room 9' 7" x 6' 3" (2.92m x 1.91m)

Property Information:

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Westmorland and Furness Council - Band G.

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 ///loudness.science.blossom

Notes *Checked on <https://checker.ofcom.org.uk> 22nd December 2023 - not verified.

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



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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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