



Windermere

£345,000

The Old Dairy, Lickbarrow Close, Windermere, Cumbria, LA23 2NF

The Old Dairy, a cosy 2 bedroomed Lakeland Cottage which is full of character and thought to have been built in the 1730's. It is conveniently situated within a quiet and desirable cul-de-sac on the edge of open countryside yet is still conveniently situated just on the outskirts of Windermere Village. This lovely cottage retains many original features including the external stone steps, thick stone walls, window seats and many exposed beams all of which give the property that quintessentially Lakeland Cottage feel. The Old Dairy would make an ideal permanent home, weekend bolt-hole or investment property. Furniture is available under separate negotiation.

Quick Overview

2 bedroomed character cottage

1 spacious reception/dining room

Large kitchen/ breakfast room

4 piece bathroom

Good decorative order throughout

External seating areas and paved patio to rear

Parking adjacent to the Cottage plus separate garage

Peacefull cul-de-sac position on the edge of open countryside

Close to all amenities and schools

*Superfast fibre broadband available



2



1



1



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6063



Living Room



Living Room



Kitchen



Kitchen

Location: The Old Dairy is in a convenient semi-rural location set in a quiet cul-de-sac that is in walking distance of all local amenities in both Bowness & Windermere and is also within easy reach of Lake Windermere and the surrounding Lake District attractions.

Leaving our Windermere office take New Road towards Bowness, turn left onto Thornbarrow Road, at the top turn right onto Park Road then turn left at the crossroads of Park Road and Lickbarrow Road. Lickbarrow Close is second right part way up the hill and The Old Dairy is set back on the left at the end of the Close.

Property Overview Thought to have been built around 1730 the Old Dairy was part of Low Lickbarrow Farm, one of many small farms that were found dotted around this part of the Lake District. It still retains many original features and now offers a peaceful and welcoming retreat.

The entrance porch with its coat hooks and shelving provides a very useful storage area.

A glazed door leads to a large but cozy living / dining room featuring original oak beams, window seats, fitted bookshelves and a Stovax multi fuel stove set in a Lakeland stone fireplace, perfect for relaxing evenings after a day spent exploring the area. At one end of this room is a lower area set behind an open wood screen that has previously been used as a home/office.

The spacious breakfast / kitchen is a light and airy double height room with fitted base and cupboard units providing plenty of storage space and also has the advantage of a large breakfast bar that provides an additional dining area. The integrated appliances consist of a Belling Oven/Grill, Belling Ceramic Hob with an Elicia extractor above, Montpellier fridge and separate freezer, Beko dishwasher and a Whirlpool washer/dryer.

Upstairs, the cottage features two well-appointed bedrooms with views of the fells. Both have fully fitted wardrobes providing lots of storage space. The bathroom comprises of WC, pedestal washbasin, bidet and Mira power shower.

Outside the property benefits from car parking immediately adjacent to the property, a rear paved patio ideal for summer BBQ's, as well as a separate garage with adjacent planted borders and seating area.

Accommodation: (with approximate measurements)

Entrance Porch

Living Room 17' 0" max x 15' 0" max narrowing to 9'8" (5.18m x 4.57m)

Stairs from living room leads to:

Breakfast Kitchen 16' 0" max x 9' 2" max (4.88m x 2.79m)

Stairs from the kitchen leads to:

Landing Airing Cupboard containing insulated hot water cylinder with storage shelving above. Loft Access.

Bedroom 1 11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom 2 10' 2" x 7' 8" (3.1m x 2.34m)

Outside: There is car parking for the cottage immediately adjacent to the Porch and visitor parking is available in the main parking area. To the rear of the property is a small paved patio and storage area by the kitchen door.

The garage is situated at the very top of the Close, immediately adjoining open countryside, with adjacent easily maintained flower and shrub borders. There is an area to the top and rear of the garage, presently bark mulched, which catches the afternoon sun and with its views of the fells has previously been used as a separate patio / seating area. This whole area could easily be used either to extend the existing garage, or even possibly be redeveloped to allow for the construction of a separate studio / garden room providing additional accommodation which would take advantage of the privacy and open views, subject to the necessary Consents being obtained.

Garage 16' 0" x 8' 0" (external measurement) (4.88m x 3.96m)

Property Information:

Services: Mains water, drainage and electricity (mains gas is available on the Close but not connected to this property). Electric night storage heaters and hot water use the Economy 10 Tariff. The Stovax multi fuel stove was recently installed. The majority of windows and all external doors were recently replaced with modern A rated double glazed units.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

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

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words: //yours.mimics.rolled

Notes: *Checked on <https://www.openreach.com/> 21st March 2024 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



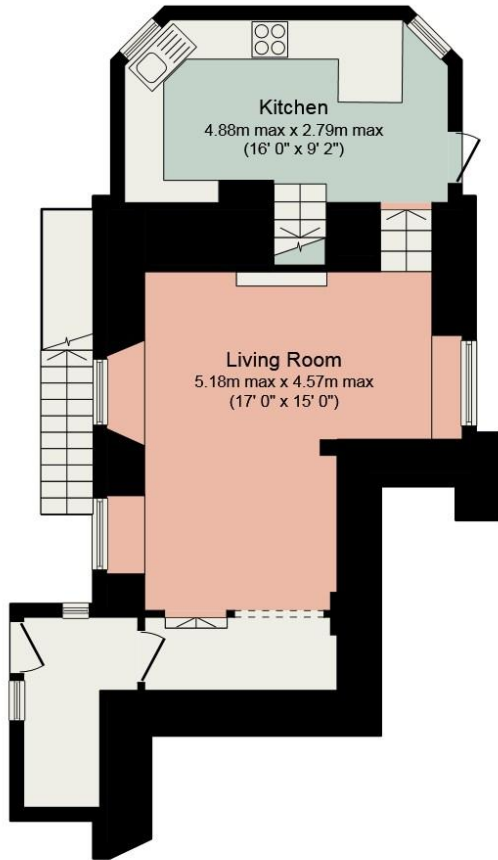
Bedroom 2



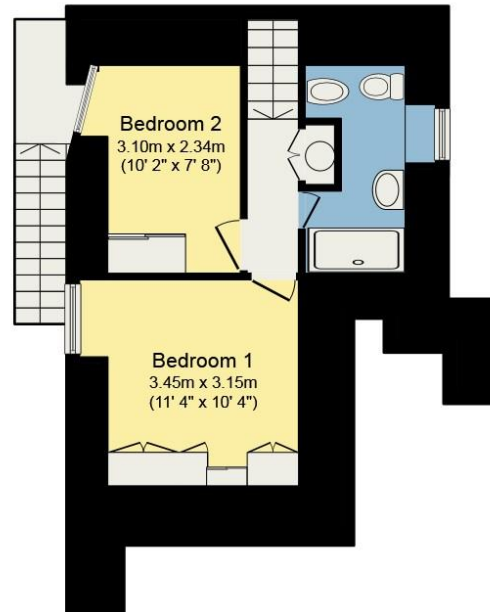
Garage



Ordnance Survey Plan



Ground Floor



First Floor

Total floor area 104.1 m² (1,120 sq.ft.) approx

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.