



Windermere

£850,000

The Boundary (Residential), Lake Road, Windermere, LA23 2EQ

A fantastic opportunity to purchase this substantial semi detached property offering 7 bedrooms (6 en-suite), 3-4 reception rooms, off road private parking and only a short walk from both Bowness and Windermere Villages and the amenities they offer.

This property also benefits from a separate annexe which is currently let out on an assured shorthold tenancy (local occupancy conditions apply) for £550 per calendar month.

Quick Overview

7 Bedrooms in total plus detached Annexe

3 Reception rooms and 7 bathrooms

Great location between Windermere and

Bowness

Rear patio garden

No chain

Close to all the village amenities, transport links

and local schools

In great order

Ideal main residence or holiday let

Private Parking

*Superfast broadband speed of 1000Mbps



7



7



3



E



Superfast
Fibre
Broadband



Private Off Road
Parking

Property Reference: W6008



Sitting Room



Kitchen/Family Room



Snug

Description: The Boundary is a substantial semi detached property currently utilised for holiday letting. Planning was granted (ref: 17-02-2023) to allow the property to be a residential house which would create a large family home close to the local primary schools and located within 10 minutes' walk of the bustling tourist villages of Windermere and Bowness. The property has 3-4 reception rooms, outside space, private parking and a separate detached annexe.

The Boundary is a fantastically presented, substantial Lakeland stone and slated semi-detached property, improved to a modern and superior standard and yet still retaining its original charm and character. There are 7 bedrooms (6 en-suite) and a house bathroom, all of which are of good size and specification. The property has recently been granted a change of use to allow the property to be a holiday let (in its current use), as well as a main residence.

The Boundary would make an ideal home for a family being situated close to all the amenities one could need as well as being within walking distance of 3 primary schools.

Location: In a premier trading location within half a mile of Lake Windermere on the road linking Windermere and Bowness, one of the busiest tourist routes in the Lake District and ideal for attracting passing trade. To reach the property proceed down Lake Road where The Boundary can be found a short way along on the left, past Baddeley Clock and opposite the former St Johns Church which is now converted into flats.

Accommodation: (With approximate measurements)

Entrance Vestibule

Reception Hall

Conservatory 10' 1" x 7' 6" (3.07m x 2.29m)

Lounge/Dining Room 17' 6" into bay x 15' 2" (5.33m into bay x 4.62m)

Bedroom 1 - Barnes 12' 3" x 12' 1" (3.73m x 3.68m)

Bedroom 2 - Cardus 16' 9" x 12' 10" (5.11m x 3.91m) .

First Floor

Bedroom 3 - Hobbs 15' 2" x 15' 0" (4.62m x 4.57m)

Bedroom 4 - Maclaren 14' 7" x 12' 1" (4.44m x 3.68m)

A pitch pine staircase continues to the Second Floor

Bedroom 5 - Ranji 18' 11" x 15' 2" (5.77m x 4.62m)

Bedroom 6 - Fry 15' 6" x 12' 2" (4.72m x 3.71m)

Staircase from the Entrance Hall leads down to:

Lower Ground Floor Accommodation

Inner Hall

Superb Large Family Kitchen 31' 4" x 15' 2" (9.55m x 4.62m)

Bedroom 7 - Grace 18' 9" x 12' 8" (5.72m x 3.86m)

Bathroom

Store/Bedroom 8 15' 0" x 8' 6" (4.57m x 2.59m) plus 7' 3" x 5' 0" (2.21m x 1.52m)

Store/Bedroom 9 9' 11" x 9' 2" (3.02m x 2.79m)

Snug 15' 3" x 11' 8" max (4.65m x 3.56m max)

Outside: Rear yard with paved patio areas including barbecue area, timber shed.

Detached Annexe House - Known as Little House A handy but self-contained annexe to the Boundary, Little House can be owned or occupied separately subject to the local occupancy restriction.

Living Room 14' 1" x 8' 10" (4.29m x 2.69m)

Bathroom .

Spiral Staircase to Mezzanine 12' x 8' 10" (3.66m x 2.69m)

The Boundary Further Details

Tenure: Freehold.

Council Tax: Council Tax will be payable to Westmorland & Furness Council and a new valuation will need to be carried out to determine the new council tax band.

Services: Mains water, drainage, gas and electricity all connected. Gas central heating to radiators and electric underfloor heating to certain rooms.

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.

Council Tax: Westmorland and Furness Council - Band A

Services: Currently mains water and electricity is via The Boundary. The property has its own drainage.

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 (inc. 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 - Barnes



Bedroom 3 - Hobbs



Bedroom 5 - Ranji



Bedroom 6 - Fry

Lake Road, Windermere, LA23

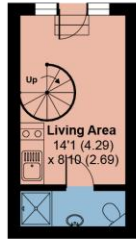
Approx Area = 3636 sq ft / 337.7 sq m (excludes Little House)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

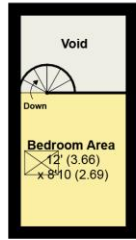
Little House = 260 sq ft / 24.1 sq m

Total = 3936 sq ft / 365.6 sq m

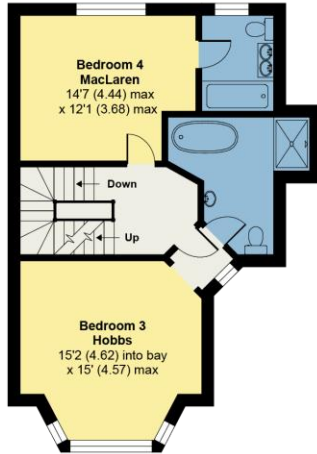
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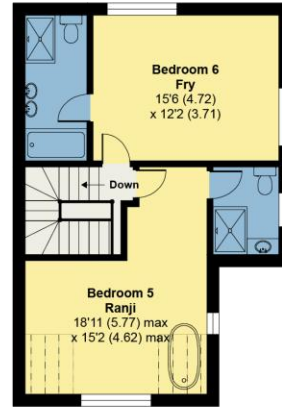
**LITTLE HOUSE
GROUND FLOOR**



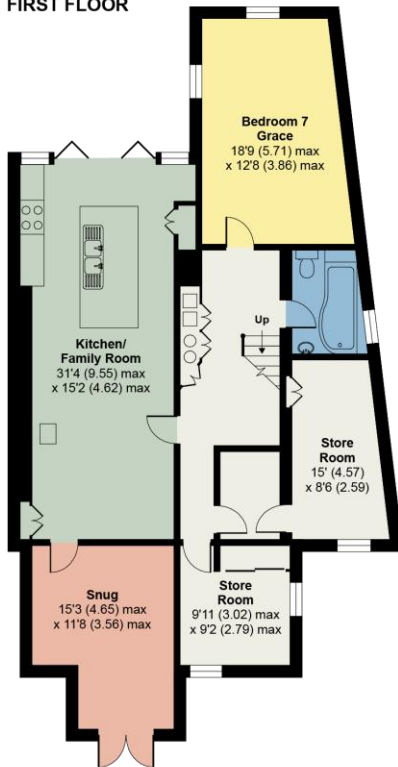
**LITTLE HOUSE
FIRST FLOOR**



FIRST FLOOR

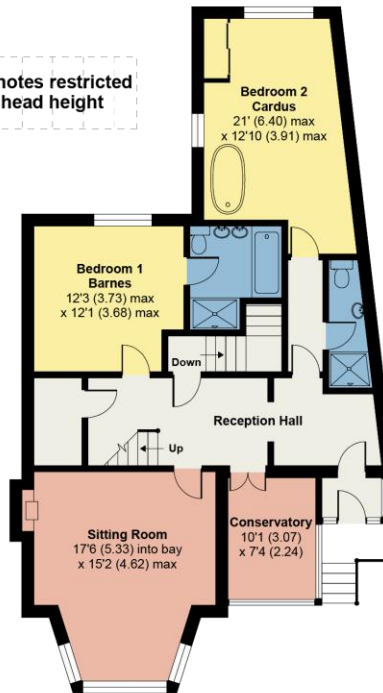


SECOND FLOOR



LOWER GROUND FLOOR

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 726451

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