



Troutbeck Bridge

£810,000

Pine Lodge, Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA

A rare opportunity to acquire a good sized 4 bedroom detached family bungalow, located in private surrounds in one of the most desirable residential areas of Windermere. Set in approximately 1/2 acre, Pine Lodge was built in the 1970's being now ideal for adaptability or extension to ones own requirements if desired.

Quick Overview

- 4 bedroomed detached bungalow
- Beautiful large lounge plus dining room & 2 bathrooms
- Peaceful location
- Large level lawns
- No chain
- Close to amenities and schools
- Personal adaptability and extension possibilities
- Ideal family home
- Detached garage with under built garden stores
- *Superfast fibre broadband available



4



2



2



E



Superfast
Fibre
Broadband



Garage and Off
Road Parking

Property Reference: W6112



Lounge



Kitchen



Dining room



Bedroom 1

Description: A large 4 bedroomed family bungalow set in one of the most popular residential roads in Windermere. Built in the 1970s with roughcast walls having Lakeland stone reliefs under a tiled roof on a generous plot, the property is ideal for adaptability or extension to ones own requirements.

Location: Set back on a private road on the outskirts of Windermere village ,Pine Lodge is sat on just over 1/2 an acre of beautiful private gardens. From Windermere take the A591 heading towards Ambleside and after passing the mini roundabout at Cooks Corner turn left onto Old Hall Road. Follow Old Hall Road for approximately 1/4 mile and take the turning on the left with Pine Lodge being the second property.

Property Overview: Pine Lodge was built in the 1970s and is a large detached 4 bedroomed bungalow made of roughcast and imitation stone plinth with Lakeland stonework relief. The property is situated on the private road of Old Hall Road which is one of the most prestigious residential roads in Windermere. It benefits from gas central heating, double glazing and a detached garage and undercroft. The property comprises of entrance porch, entrance hall, having large useful storage cupboards and a cupboard which houses the Baxi gas central heating boiler, dining room with double doors that lead to a bright dual aspect lounge with gas fire with stone effect surround, double patio doors lead to the large rear garden. Breakfast kitchen with inset Delonghi double oven and electric hob with extractor over, microwave and inset Hotpoint dishwasher, washing machine and fridge-freezer. A door from the kitchen leads to the rear garden and patio seating area. The property has 4 good sized bedrooms with master bedroom being dual aspect and having built in wardrobes and drawers along with a en-suite .Bedrooms 2,3 and 4 all have built in wardrobes giving good storage. Bathroom having bath with shower over, plus a separate WC with wash hand basin.

The property has active Japanese Knotweed growing in the garden. The vendor has investigated and a quote for removing has been obtained in May 2024 for £3,679.00 and the vendor has put in place an active management plan. Further details on request.

Accommodation: (with approximate measurements)

Entrance porch

Entrance Hall

Dining Room 15' 3" x 11' 1" (4.65m x 3.38m)

Fabulous large Lounge 25' 7" x 16' 0" (7.8m x 4.88m)

Breakfast Kitchen 16' 5" x 8' 0" (5m x 2.44m)

Separate WC

Bedroom 1 22' 0" x 14' 0" inc en-suite (6.71m x 4.27m)

En-suite

Bedroom 2 15' 9" x 10' 10" plus wardrobes (4.8m x 3.3m)

Bedroom 3 12' 10" x 10' 10" plus wardrobes (3.91m x 3.3m)

Bedroom 4 12' 8" x 10' 7" inc wardrobes (3.86m x 3.23m)

Bathroom

Outside: The property is set in just over 1/2 an acre of land. To the front of the property is a circular driveway and traditional lawned area with various shrubs and trees. To the rear of the property is a patio seating area and further large lawn again with shrubs and trees, ensuring privacy. Steps from the rear of the property lead to a detached garage and the undercroft can be accessed from the rear garden. Additional garden over the driveway backing onto open fields.

Detached Garage 17' 0" x 15' 9" (5.18m x 4.8m)

Undercroft (Split into 2 rooms) 17' 1" x 15' 2" (5.21m x 4.62m)

Property Information:

Services: Mains gas, water and electricity. Gas fired central heating and Upvc double glazing.

Note: The property is subject to probate and is currently going through the process.

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: //consented.flasks.suave

Notes: *Checked on <https://www.openreach.com/> 14th June 2024 - not verified.



Bedroom 2



Bedroom 3



Rear elevation



OS Plan

Pine Lodge, Old Hall Road, Troutbeck Bridge, LA23

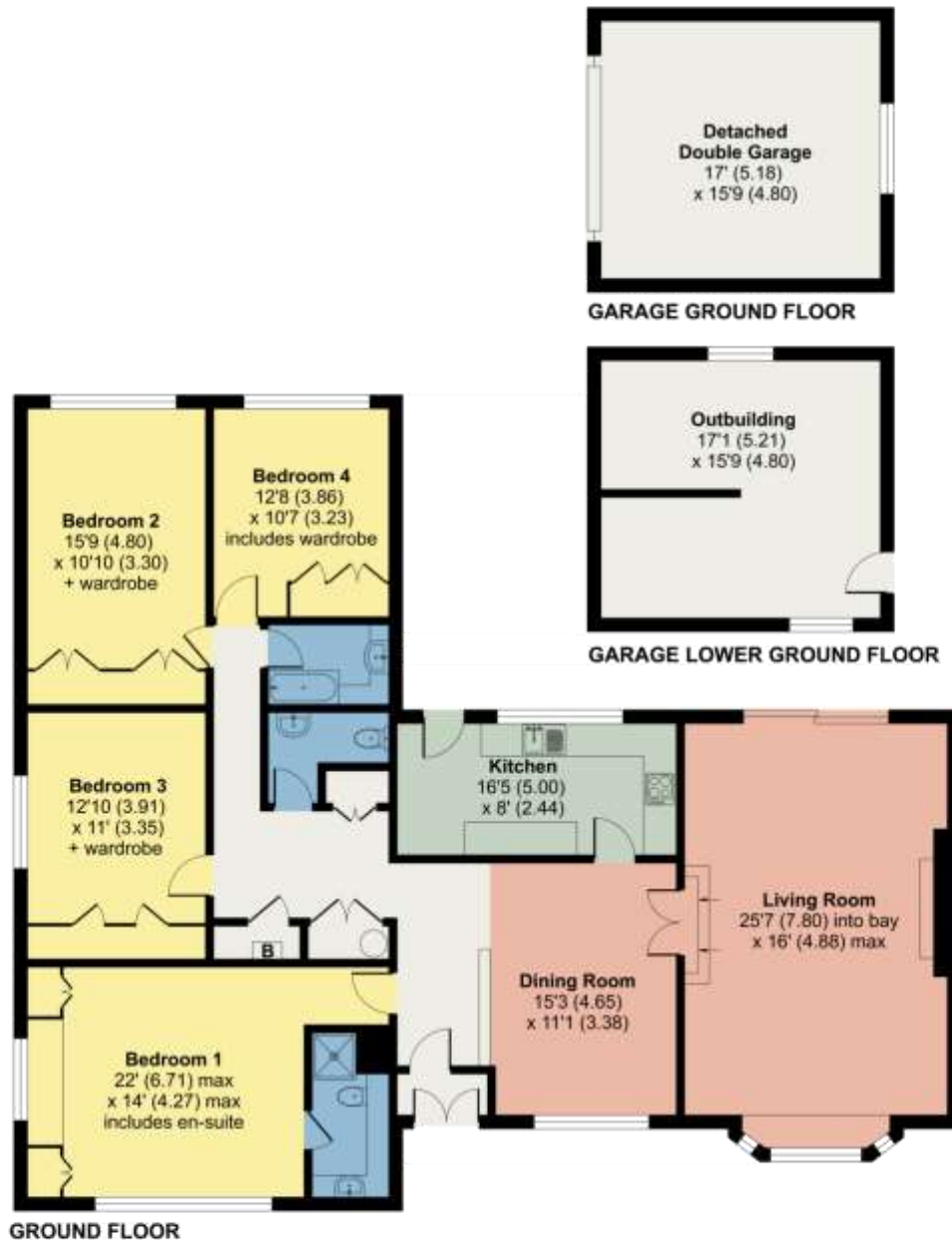
Approximate Area = 1883 sq ft / 174.9 sq m

Garage = 266 sq ft / 24.7 sq m

Outbuilding = 266 sq ft / 24.7 sq m

Total = 2415 sq ft / 224.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1148893

A thought from the owners...A loved family home for over 50 years in a gorgeous setting that offers both privacy and tranquility as well as easy access to all local amenities of the area.

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