



## Windermere

£830,000

Brantwood, Keldwyth Drive, Troutbeck Bridge, Windermere,, LA23 1HQ

A substantial detached house ripe for redevelopment, built in the 1960's on a good sized plot at the head of a quiet cul-de-sac. Currently arranged as a three bedroom bungalow on the ground floor and a spacious one bedroom flat on the lower ground floor. Ample gardens, driveway, parking and garage.

**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).

### Quick Overview

- 4 Bedroomed detached house
- 2 Bathrooms and 2 reception rooms
- Peaceful location
- Large garden and balcony
- Glimpses of Lake Windermere and the fells beyond
- Close to amenities, transport and schools
- In need of modernisation
- Fantastic family home, 2nd home or holiday let
- Garage & off road parking
- \*FTTC Superfast broadband available up to 67-80 Mbps



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Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6117





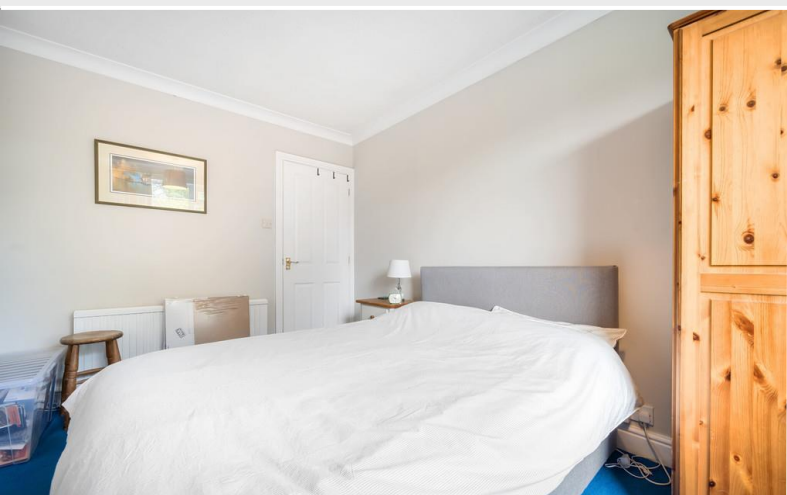
Living Room



Kitchen



Bedroom 1



Bedroom 2

**Location:** Set midway between Windermere and Troutbeck bridge in a quiet cul-de-sac off Keldwyth Drive. From Windermere proceed towards Ambleside on the A591 going straight over the mini-roundabout of Cooks House Corner to Ambleside. Bear next right on to Keldwyth Drive after a little more than 1/4 of a mile. At the fork in the road bear right up Keldwyth Drive and right again on to a short cul-de-sac servicing three properties. Brantwood is a short way along on the right.

**Property Overview:** Built in the 1960's this property has remained in the same family's ownership ever since and offers spacious versatile accommodation on a good sized private plot and is ripe for redevelopment/modernisation.

Ground floor access at the rear allows entry to a large three bedroom "bungalow" with views to the fells from the principle rooms along with a balcony that stretches the whole length of the house looking through the neighboring trees to the fells beyond.

The accommodation comprises dual aspect living room, fitted kitchen, three bedrooms and a bathroom with separate WC.

Access to the side leads down to the lower ground floor to a very large one bedroom flat which has a similar slightly floor area to the main part of the house above. Unoccupied for several years this comprises of a very large open plan living room and kitchen area, and a bedroom with an en-suite four piece bathroom and store access.

Outside there are mature gardens which amount to approximately 0.3 acres, driveway parking and an attached garage.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Cloakroom**

**Living Room** 18' 5 max" x 14' 5 max" (5.61m x 4.39m)

**Balcony** 37' x 5' 1" (11.28m x 1.55m)

**Kitchen/Dining Room** 13' 9" x 10' 4" (4.19m x 3.15m)

**Bedroom 1** 15' 3" x 11' 3" (4.65m x 3.43m)



**Bedroom 2** 12' 5" x 9' (3.78m x 2.74m)

**Bedroom 3** 11' 2" x 9' 3" (3.4m x 2.82m)

**Bathroom**

**Garage** 20' x 9' (6.1m x 2.74m)

**Lower Ground Floor:**

**Open Plan Living Area/Kitchen** 24' 9" max x 17' 6" max (7.54m x 5.33m)

**Cloakroom** 6' 10" x 4' 2" (2.08m x 1.27m) with boiler

**Bedroom 4** 16' 7" x 10' 6" (5.05m x 3.2m)

**Ensuite Bathroom**

**Store Room** 13' 5" x 10' 2" (4.09m x 3.1m) plus second storage area.

**Under Housing** 12' x 9' (3.66m x 2.74m) with boiler

**Property Information:**

**Services:** Mains electricity, mains gas, mains water and drainage. Gas fired central heating and partial double glazing.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland & Furness Council - Band F

**Viewing:** 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:** ///screening.braced.navy

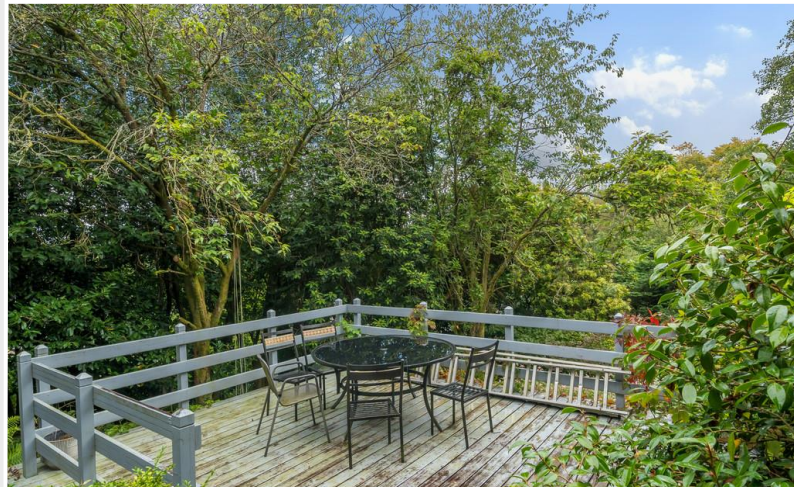
**Notes:** \*Checked on <https://www.openreach.com/> 6th August 2024 - not verified.



Bedroom 3



OS Plan 2



Seating Area



Rear Elevation

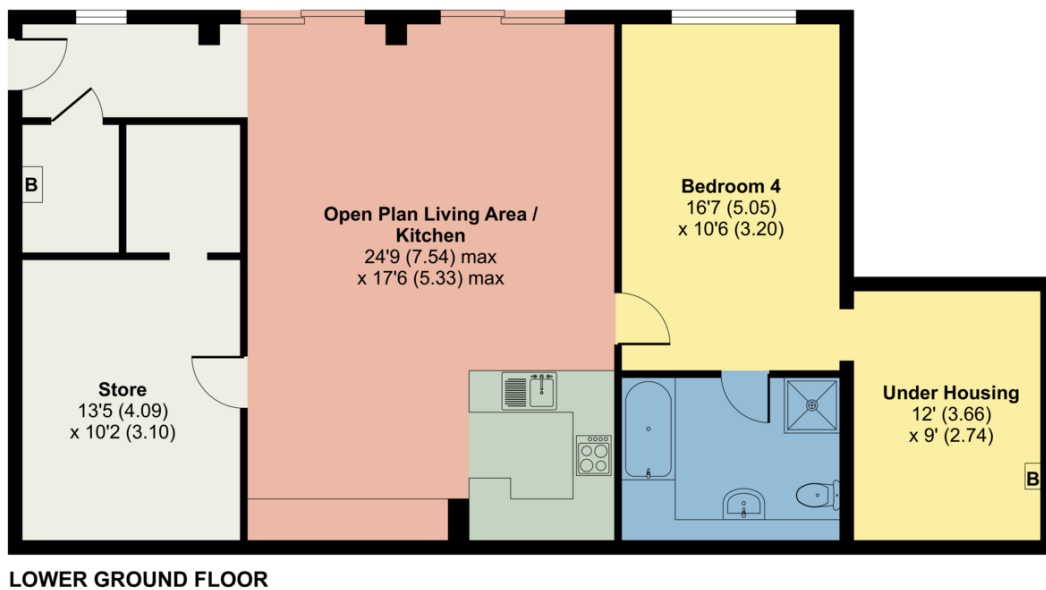
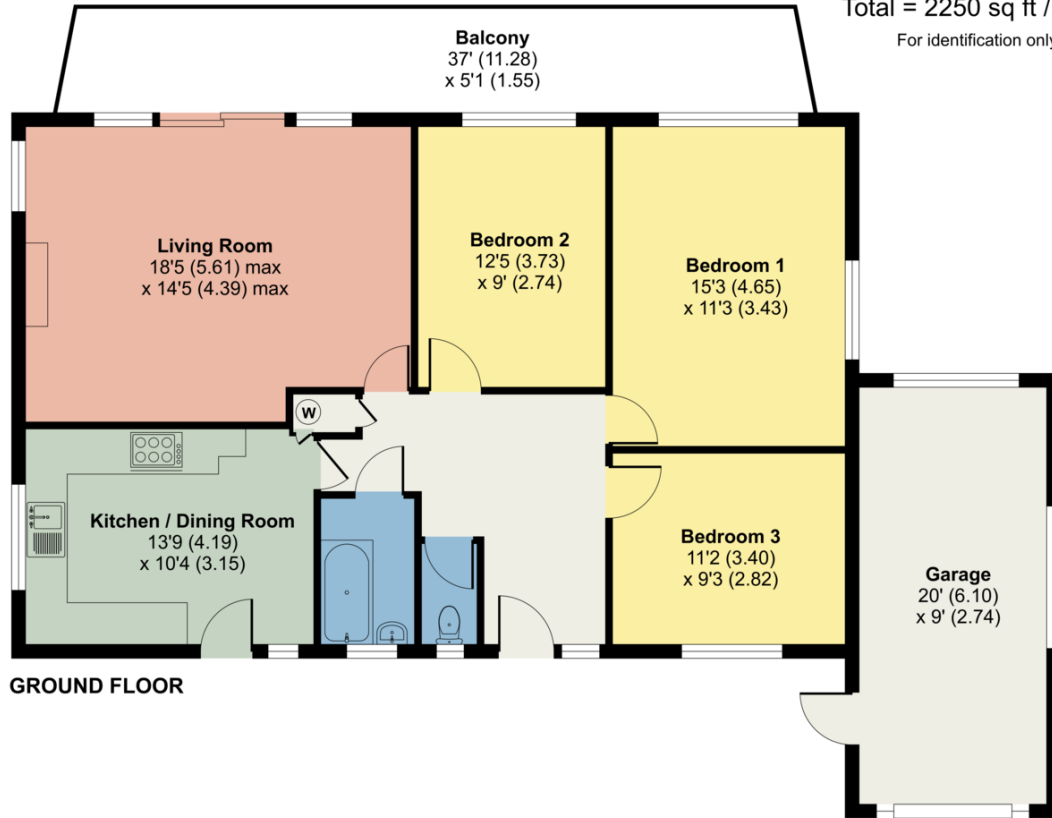
# Brantwood, Keldwyth Drive, Troutbeck Bridge, Windermere, LA23

Approximate Area = 2070 sq ft / 192.3 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2250 sq ft / 209 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1176701

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