



Windermere

£550,000

8 Lane Head, Windermere, Cumbria , LA23 2DW

A 3 bedroomed detached true bungalow in a good residential location close to the village amenities with delightful rear garden, attached garage and driveway parking. The property offers well planned accommodation of good sized dual aspect living room, conservatory, kitchen, 3 bedrooms (1 en-suite) and bathroom. uPVC double glazing to all main rooms.

Quick Overview

Quiet yet convenient location

Close to amenities

3 Bedroomed detached bungalow

1 Reception room and 2 bathrooms (1 ensuite)

Front & rear gardens

EPC band D

In good decorative order

Attached garage & driveway parking

Ideal main residence, second home or holiday let

*Superfast fibre broadband available



3



2



1



D



Superfast
Broadband



Garage &
Driveway Parking

Property Reference: W6202



Living/Dining Room



Dining Area



Conservatory



Kitchen

Location: To reach the property, proceed down New Road from Windermere towards Bowness-on-Windermere. Turn left into Ellerthwaite Road, at the T junction bear right and then almost immediately left on to Limethwaite Road. Lane Head is the first turning on the right, with No. 8 being a short way along on the left.

Property Overview: Discover the epitome of serene living at 8 Lane Head, Windermere, where the beauty of the Lake District is right at your doorstep including a gently flowing stream, this enchanting property offers a unique blend of tranquillity and convenience, making it an ideal haven for those seeking a peaceful retreat.

As you approach this delightful home, you are greeted by a charming façade that hints at the warmth and comfort within. Step inside to find a spacious hallway with 3 handy storage cupboards all with shelving and a loft hatch with electric loft ladder, leading to further loft storage. The spacious living area is bathed in natural light coming from two sets of patio doors at each end of the room, providing a welcoming atmosphere for both relaxation and entertaining. The living room has a remote controlled coal effect gas fire and attractive marble surround and hearth. A bright and airy conservatory can be found just off the living room, overlooking the beautiful well kept gardens and stream and having views of the fells. The kitchen, is equipped with top-of-the-line appliances of inset Neff double oven, built in Lamona Slimline Dishwasher and inset AEG induction hob with extractor over and space for fridge/freezer, and also having ample storage, perfect for culinary enthusiasts.

The property boasts three bedrooms. The master suite is a true sanctuary, featuring an en-suite bathroom incorporating WC, built in washbasin and vanity unit, bath with shower over and underfloor heating. A further shower room with WC, pedestal washbasin and walk in shower

Outside, the garden is a true delight, with a large timber shed providing ample storage space for all your outdoor essentials and patio seating area, ideal for alfresco dining or simply unwinding with a good book. The rear garden is a haven of natural beauty, with various shrubs and borders and a packhorse bridge and gently flowing stream giving the ambience

8 Lane Head offers the perfect balance of seclusion and accessibility, with Windermere village just a short distance away. Don't miss the opportunity to make this lakeside gem your own. Experience the magic of the Lake District from the comfort of your own home.

Accommodation: (with approximate measurements)

Entrance Porch

Entrance Hall

Living Room 22' 7" max x 11' 4" min (6.88m x 3.45m)

Conservatory 13' x 9' 6" (3.96m x 2.9m)

Kitchen 11' x 9' (3.35m x 2.74m)

Bedroom 1 11' 10" x 9' 4" (3.61m x 2.84m)

Ensuite bathroom

Bedroom 2 13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom 3 9' 8" x 7' 4" (2.95m x 2.24m)

Bathroom

Garage 16' 3" x 8' 6" (4.95m x 2.59m)

Property Information:

Services: Mains gas, water, drainage and electricity. uPVC double glazed windows and doors to main rooms. Gas fired central heating and one fitted electric radiator in the lounge.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

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: ///shielding.burden.madder

Notes: *Checked on <https://www.openreach.com/> 6th March 2025 - not verified.

Mobile Coverage: EE, Three, O2 and Vodafone.

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



Bedroom 2



Rear Elevation and Garden



OS Plan

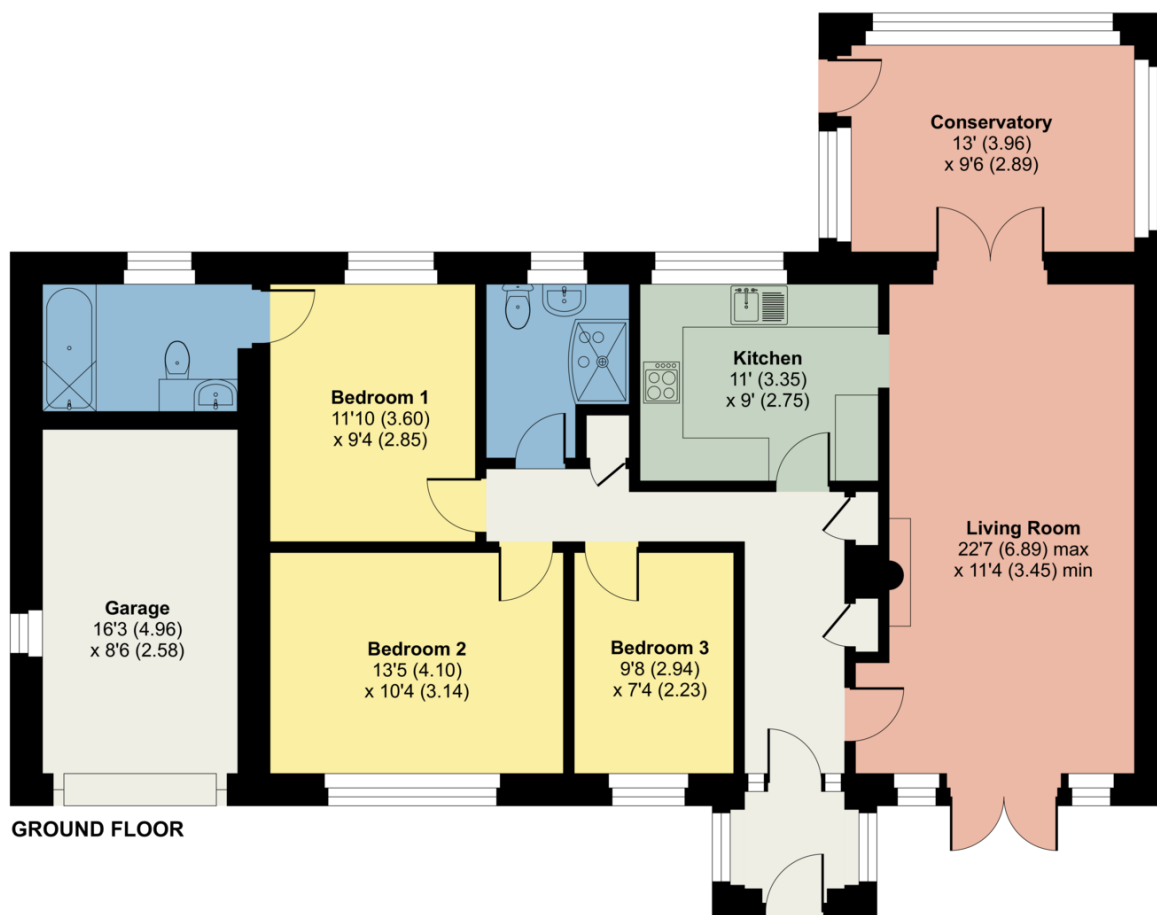
8 Lane Head, Windermere, LA23

Approximate Area = 1117 sq ft / 103.7 sq m

Garage = 141 sq ft / 13 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1256137

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