



Windermere

£650,000

The Croft, Carriage Drive, Windermere, Cumbria, LA23 1SA

An elegant semi-detached family house, occupying a gently elevated quiet location, yet only a short stroll away into Windermere village.

The well laid out characterful accommodation comprises 1 reception room, 3 double bedrooms, 1 bathroom and 1 shower room, super kitchen/dining area and utility, with ample parking and mature gardens.

Quick Overview

- 3 bedroomed semi-detached cottage
- 1 reception room, 1 bathroom and 1 en-suite
- Quiet location
- Garden
- Currently holiday let and for sale as a going concern
- Close to amenities
- In good decorative order
- Ideal 2nd home or holiday let
- Off road parking
- * Superfast Fibre Broadband available



3



2



1



C



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6224



Lounge



Kitchen and dining area



Bedroom 1



Bedroom 2

Location: Located conveniently for local walks and the amenities of Windermere. From Windermere, proceed towards Ambleside along the A591. Upon reaching the turning for Spooner Vale on the left, take the next turning right onto Carriage Drive. Follow the private winding road up to Oakland and proceed straight ahead through the wooded approach and The Croft can be found on the left hand side.

Within 1/2 mile of Windermere village centre and with footpath access nearby to Orrest Head and surrounding countryside.

Property Overview: Welcome to The Croft, an exquisite residence situated on the prestigious Carriage Drive in the heart of Windermere. Dating back to the mid 18th century and formally the billiard room of Oaklands a Victorian gentleman's residence, this distinguished property offers a unique blend of classic elegance and modern comfort, providing an idyllic retreat in one of the Lake District's most sought-after locations.

As you approach The Croft, you are greeted by its charming façade, set amidst a beautifully landscaped garden that offer a serene escape from the hustle and bustle of everyday life. The property boasts a spacious driveway, providing ample parking for residents and guests alike.

Step inside to discover a home that exudes warmth and sophistication. The ground floor features a good sized living room which is dual aspect, inviting natural light to flood the space and creating a bright and airy atmosphere. A feature wood burning stove which is set on a slate hearth with a wood surround adds a touch of cosiness, making it an ideal spot to unwind on cooler evenings. A door leads to a utility room with wall and base units, Belfast sink and space dryer and fridge/freezer, A door from the utility room gives access to the garden.

The heart of the home is undoubtedly the kitchen/dining room, where modern Neff appliances meet traditional style. This culinary haven is perfect for both everyday meals and hosting dinner parties. The split level dining area offers a delightful space for family gatherings, with views over the lush gardens through the patio doors.

Also on the ground floor there is a bedroom and a family bathroom comprising of freestanding bath, WC and washbasin along with a handy storage cupboard.

On the first floor there is a landing with built in cupboards and a further 2 generously sized bedrooms, each designed with comfort in mind and a separate shower room with WC, inset washbasin and vanity unit and walk in shower.

Outside, the gardens are a testament to nature's beauty, with mature trees and vibrant flower beds creating a picturesque setting. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, this outdoor space is perfect for all occasions.

The Croft on Carriage Drive is more than just a home; it's a lifestyle. Don't miss the opportunity to make this exceptional property your

own. Contact us today to arrange a viewing and experience the charm of Windermere living.

Accommodation (with approximate measurements):

Entrance Hall

Lounge 17' 8" x 11' 8" (5.38m x 3.56m)

Utility Room 18' 2" x 6' 8" max (5.54m x 2.03m)

Dining Kitchen 19' 2" overall x 10' 0" max (5.84m x 3.05m)

Bedroom 3 9' 10" x 8' 7" max (3m x 2.62m)

Bathroom

Stairs lead to first floor:

Bedroom 1 17' 5" x 11' 9" max (5.31m x 3.58m)

Bedroom 2 17' 5" x 10' 0" (5.31m x 3.05m)

Shower Room

Property Information:

Services: Mains gas, water and electricity. Gas central heating.

Tenure: Freehold (Vacant possession upon completion).

Business Rates: Rateable value of £3,350 with the amount payable of £1,641.50 for 2024/25. Small business relief may apply.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //active.flamenco.cage

Notes: *Checked on <https://www.openreach.com/> 8th April 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 3



Bathroom



Parking

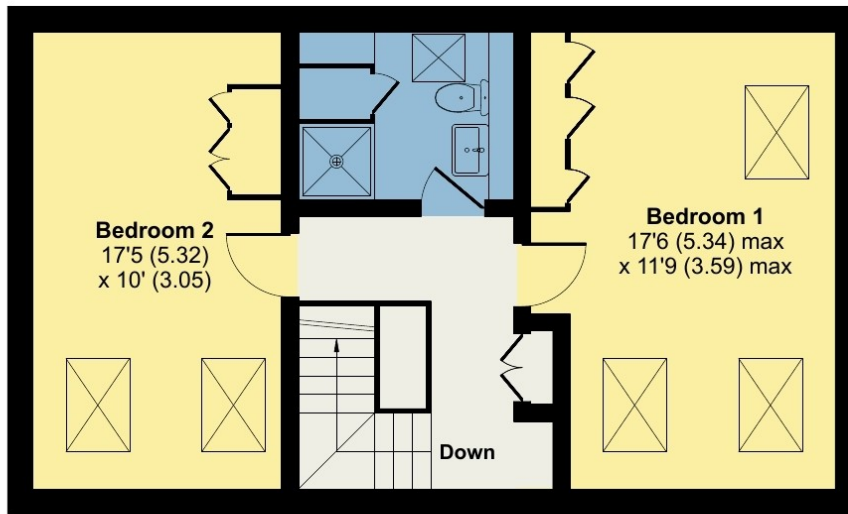


OS Plan

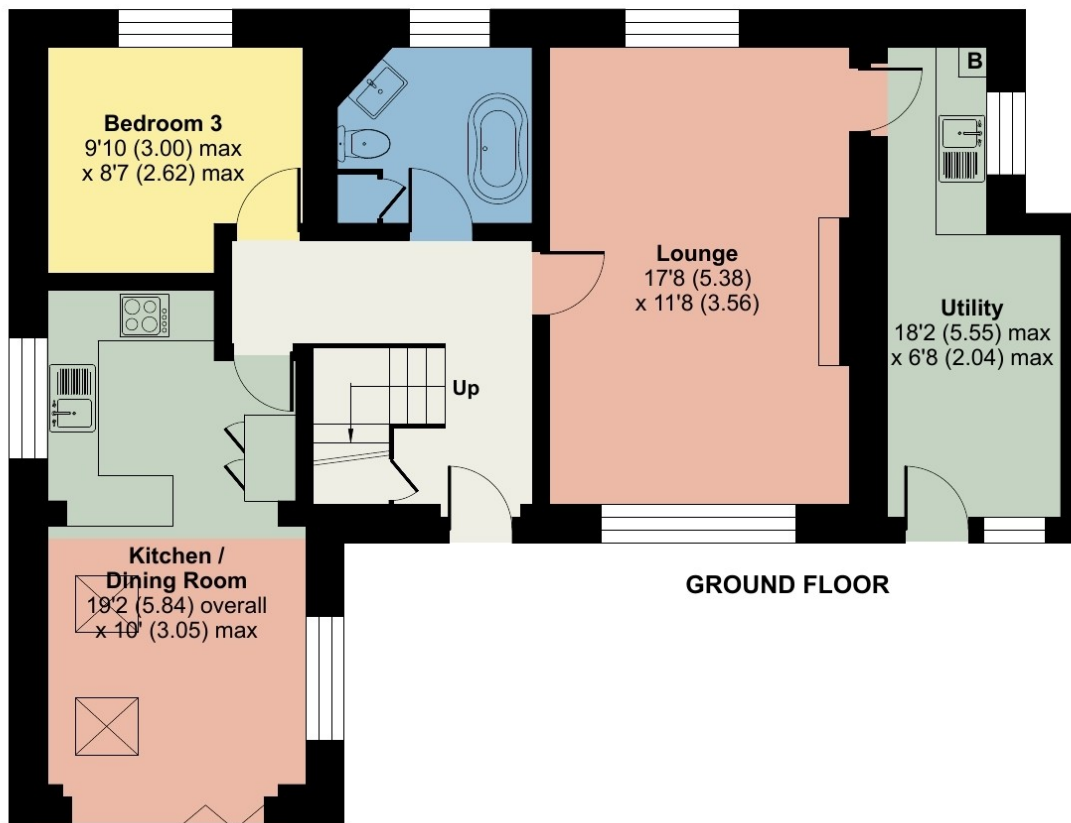
The Croft, Carriage Drive, Windermere, LA23

Approximate Area = 1315 sq ft / 122 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/06/2025.

Request a Viewing Online or Call 015394 44461