



Millerwyke



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Old Hall Road, Troutbeck Bridge, LA23 1JA

An exceptionally rare opportunity to purchase a property with lake frontage! Discover the perfect blend of seclusion and accessibility with this delightful dormer bungalow. Located on the tranquil shores of Lake Windermere down a quiet private cul de sac, this charming property offers a rare opportunity to enjoy the surrounding scenery and private living, plus the windows of Millerwyke are just 50 metres from the water's edge!

Quick Overview

Approx. 50 ft of lake frontage and private jetty

Breathtaking views of Lake Windermere and the Lakeland fells

A beautiful, peaceful, semi-rural location

Chain free!

4000 sq ft, 4/5 bedrooomed detached dormer bungalow

3 Reception rooms & 3 bathrooms (1 en-suite)

Stunning gardens amounting to a little over 1 acre

Ideal holiday let, 2nd home or family home

Two double garages & plenty off road parking

Superfast fibre broadband available

Welcome

As you approach Millerwyke, you'll be captivated by its idyllic setting and the promise of peaceful living. The bungalow's dormer design is south west facing to take advantage of both the sun but also maximise the uninterrupted views of the shimmering lake, creating a truly magical backdrop for everyday life. With the bungalow comprising of 4/5 bedrooms (1 ensuite), 3 reception rooms, 3 bathrooms and the added benefit of two double garages, plenty off road parking and surrounding gardens amounting to a little over 1 acre, this property would be a perfect main residence, second home or holiday let.





Location

Millerwyke is situated within a most prestigious residential area on the fringe of Lake Windermere. Old Hall Road is a most sought after, peaceful location on the outskirts of Windermere. Proceed out of Windermere along the A591 heading towards Ambleside and after passing the mini roundabout, take the first turning left into Old Hall Road. Proceed down the private road for approximately ½ mile (passing over four speed bumps), then bear right where Millerwyke is the third driveway on the left.

Wine & Dine

This exquisite 4/5 bedroomed dormer bungalow is perfectly positioned to offer both tranquillity and convenience. Positioned in a serene location, this property boasts both privacy and direct lake frontage, providing breathtaking views that stretch across the water and beyond to the Lakeland fells.

The heart of this home is its spacious and welcoming lounge, where large windows allow natural light to flood the space and of course a fantastic view of the Lake. The well-appointed breakfast kitchen, complete with culinary appliances and ample storage, is ideal for both everyday family meals and entertaining guests. From the kitchen you have a utility room and a boiler room, perfect for additional storage and plumbing for washing machine/tumble dryer, with the boiler room housing the Viemann gas boiler. Moving into the dining room you are surrounded by the stunning gardens and Lake views.

Specifications

Lounge

29' 8" x 16' 6" max
(9.04m x 5.03m)

Dining Room

17' 6" x 11' 9" max
(5.33m x 3.58m)

Breakfast Kitchen

18' 9" max x 14' 4"
(5.72m x 4.37m)

Utility Room

10' 7" x 6' 9" (3.23m x 2.06m)

Boiler Room

13' 8" x 9' (4.17m x 2.74m)





Generous Bedrooms

Specifications

Bedroom One

19' 1" max x 12' 5" max (5.82m x 3.78m)

Bedroom Two

13' 2" x 12' 5" (4.01m x 3.78m)

Bedroom Three

16' 4" max x 9' 2" max (4.98m x 2.79m)

Office

10' x 5' 10" (3.05m x 1.78m)

Towards the other end of the bungalow, there are three generously sized bedrooms, offering comfort and privacy for family and guests alike. The master bedroom is a true retreat, featuring an ensuite bathroom and panoramic lake views that make waking up each morning a delight. The additional bedrooms are versatile, perfect for accommodating guests. For those needing additional workspace, there is an additional office room, plus a separate family bathroom with bath, WC, washbasin and shower unit



A Picture Postcard

As you ascend to the upper level, you are greeted by a spacious sitting room/bedroom 5, perfect for relaxation and unwinding with a good book or hosting intimate gatherings with the ever-changing "picture postcard" lake scenery as your backdrop, being perhaps the best view in the property. The upper level also includes a fourth bedroom with access to a copious amount of loft storage, which could be big enough for conversion to additional accommodation (subject to the necessary permissions), and an additional shower room comprising of WC and washbasin.

Specifications

Bedroom Four
13' max x 11' 11"
(3.96m x 3.63m)

Sitting Room / Bedroom Five
15' 4" x 15' max
(4.67m x 4.57m)





A Lifestyle Opportunity

Specifications

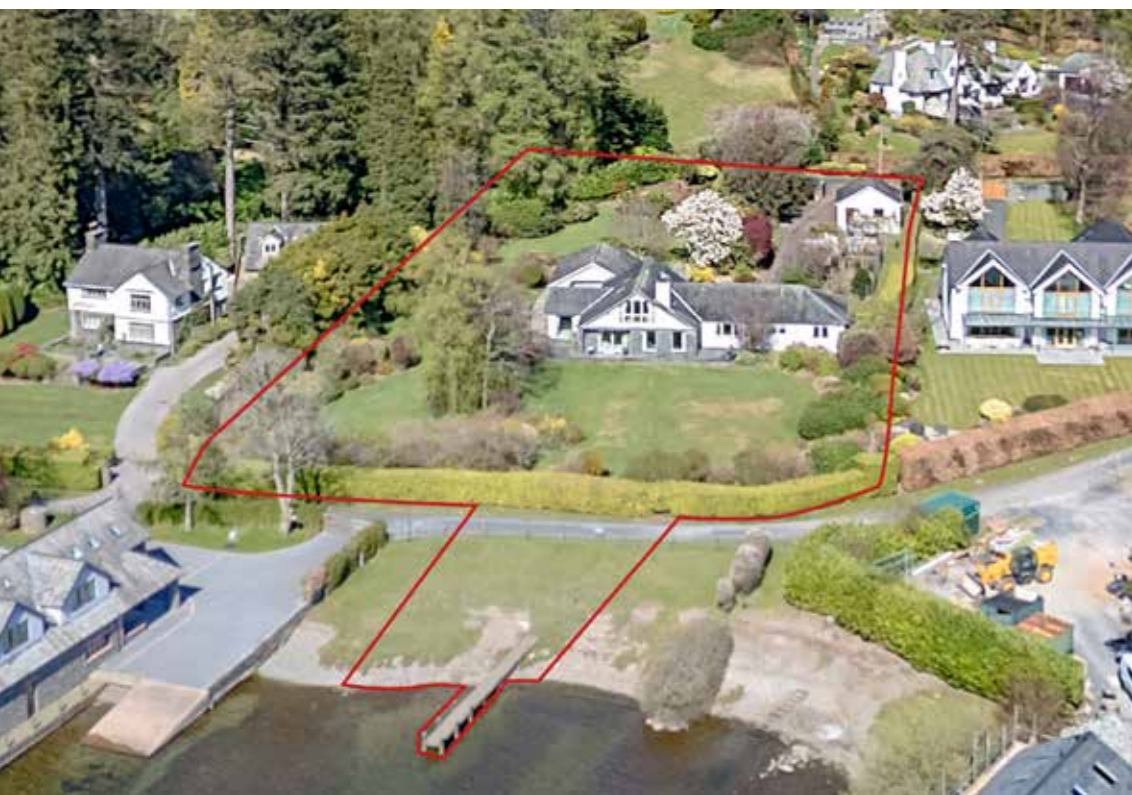
'L' Shaped Double Garage
24' x 9' 10" plus 14' 4" x 8' 5"
(7.32m x 3m)

Detached Double Garage
19' x 18' 8" (5.79m x 5.69m)

The property boasts two double garages with one being attached to the bungalow with access to an extensive loft area, this space holds immense potential for conversion. Imagine transforming it into a home office, studio, or additional living quarters. There is also a work room for the DIY enthusiast with gas boiler. The other double garage is detached and is located at the start of the driveway offering an exciting opportunity for those perhaps seeking additional living space or a versatile annexe (subject to the necessary consents and permissions).

Outside the property you are greeted by a large driveway with ample parking, plus meticulously landscaped gardens and expansive patio areas, perfect for al fresco dining while soaking in the picturesque surroundings. The gardens and bungalow are south west facing with the lounge, dining room, 2 main bedrooms and front floor sitting room all benefitting from fantastic lake views. Millerwyke additionally has direct access to a private jetty and 50 ft of lake frontage. Imagine setting sail from your own doorstep, exploring the tranquil waters, or indulging in a spot of fishing. The lakefront setting provides a unique lifestyle opportunity, offering endless adventures and unforgettable sunsets.

Located on a private road, this property offers the perfect balance of seclusion and accessibility.



Important Information

Services:

Gas fired central heating, electricity and mains water. Private drainage to a septic tank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure:

Freehold. Vacant possession upon completion.

Council Tax:

Westmorland And Furness Council - Band H.

Energy Performance Certificate:

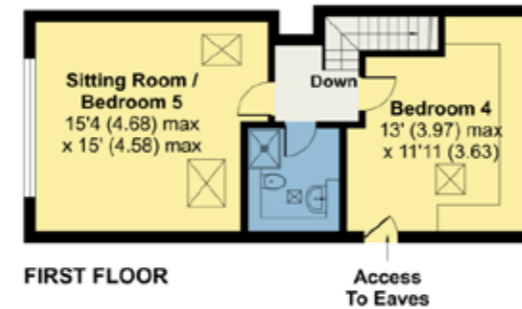
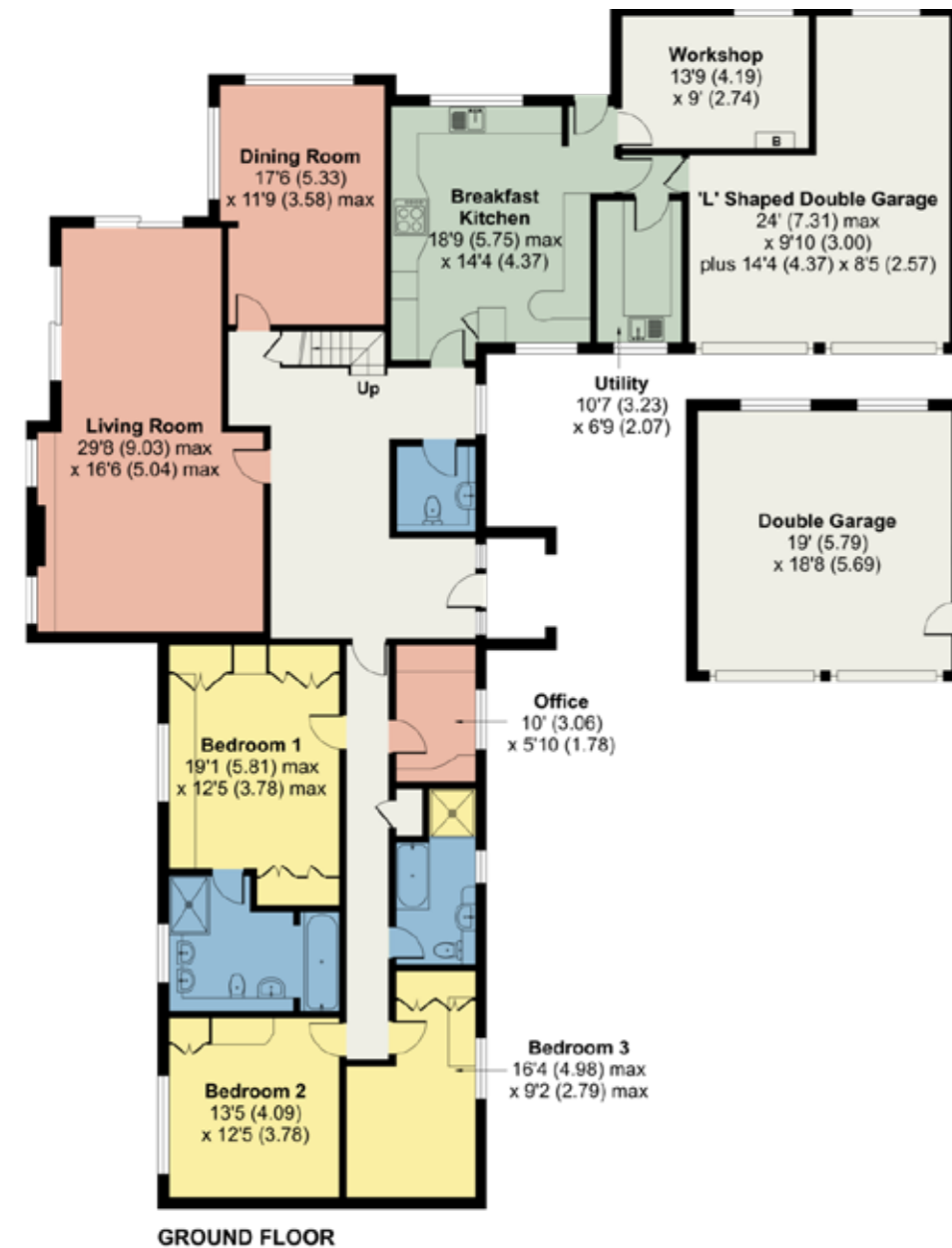
The full Energy Performance Certificate is available on our website and also at any of our offices.

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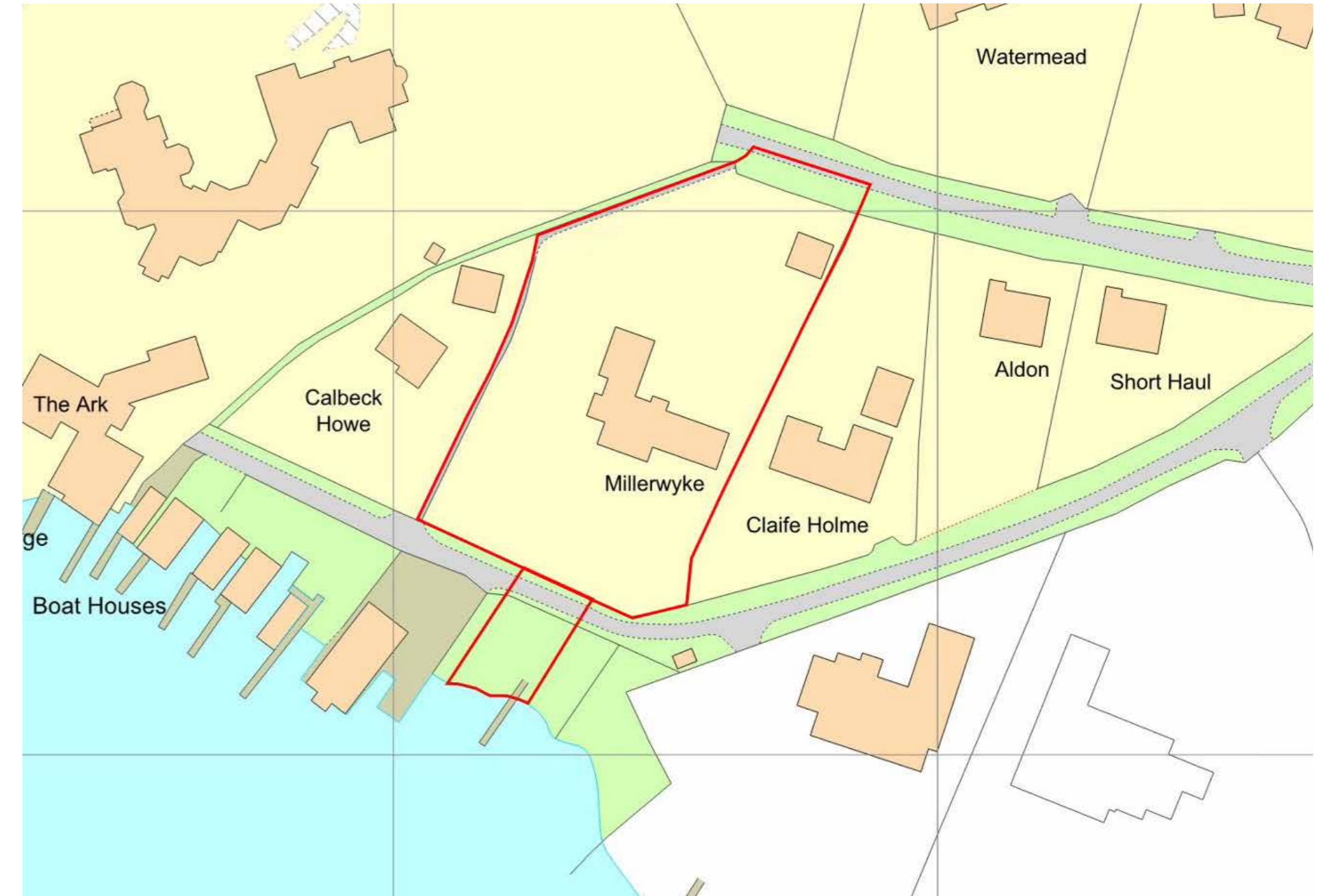
Floor Plan & Boundary



Millerwyke, Old Hall Road, Troutbeck Bridge, LA23

Approximate Area = 2976 sq ft / 276.5 sq m
 Garage = 719 sq ft / 56.8 sq m
 Total = 3695 sq ft / 343.3 sq m
 Plus extensive loft space

For identification only - not to scale



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Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

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