



Windermere

£290,000

Holly Hideaway, Pinethwaite Hall, Pinethwaite, Lickbarrow Road, Windermere, LA23 2NQ

Tucked away within the enchanting rural grounds of Pinethwaite Hall, Holly Hideaway offers a unique opportunity to own a delightful one-bedroom apartment in the heart of the Lake District. Located on the picturesque Lickbarrow Road, this charming property is perfect for those seeking a tranquil escape or a lucrative holiday letting investment.

Quick Overview

- 1 bedroom apartment, ideal for holiday letting
- Open plan Lounge, dining & kitchen area
- Excellent decorative order
- Private and communal garden
- Outside seating area
- Picturesque Rural location
- Within 1 mile of the centre of Windermere
- EPC Band E
- Designated parking & visitors parking
- *Superfast Fibre broadband available



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E



Superfast
Fibre
Broadband



Designated
Parking & Visitors
Parking

Property Reference: W6223



Front Entrance



Lounge



Dining area



Kitchen

Location: Set in pleasant rural surroundings above Windermere village. From the centre of Windermere proceed towards Bowness on New Road. Bear left onto Ellerthwaite Road opposite our sales office. Turn left onto Holly Road then cross at the junction to join Park Road, take the fourth left onto Lickbarrow Road, continue up the hill for a short while and Pinethwaite is the second turning on the left hand side. Proceed down the driveway past Pinethwaite Lodge on the left and the entrance to Holly can be found at the back of Pinethwaite Hall.

Property overview: As you step into Holly Hideaway, you are greeted by a cosy living space that seamlessly blends traditional charm with modern comforts. The open-plan layout creates a warm and inviting atmosphere, ideal for relaxing after a day exploring the stunning surroundings. The well-appointed kitchen with Candy electric hob and extractor over, oven, under counter fridge and marble effect table tops are all you require for preparing delightful meals, while the comfortable lounge area offers a tranquil spot to unwind, plus an additional feature of an electric log burner for the colder nights.

The bedroom, promises restful nights and refreshing mornings and offers a door that leads onto the front garden area where morning coffee can be enjoyed. An electric log burner has also been added for your winter comforts. The adjoining shower room, with Mira shower, integral hand basin and WC. The Sapphire water filtration system is housed in the utility cupboard in the bedroom.

Outside, In addition to the allocated parking space for Holly, there are two visitor spaces which are shared between Holly, Garden and the Beeches, all available at the base of the woodland. There is also a small, seating area in the garden where guests can relax whilst basking in the beauty of the tranquil surroundings. Additionally to the above, Holly has a private lawned area directly in front of it, and a private rock garden/seating area directly opposite. There's also an area of woodland next to/beyond the parking bays (down to the stone wall), which is shared between Holly, Garden and Beeches.

Holly Hideaway's location is truly enviable. Just one mile away from the vibrant town of Windermere, you have easy access to an array of charming shops, delightful eateries, and local attractions. Currently utilised as a successful holiday let, this property presents a fantastic investment opportunity. Its charming appeal and prime location ensure a steady stream of visitors eager to experience the beauty of the Lake District.

Accommodation (with approximate measurements):

Living Room and Kitchen area 22' 0" x 12' 8 max" (6.71m x 3.86m)

Bedroom 14' 10" x 9' 2" (4.52m x 2.79m)

Shower Room

Property Information:

Services: Private water from bore hole, private shared drainage, mains electric. Double glazed windows.

Business Rates: Rateable value of £1,700.00 with the amount payable of £833.00 for 2024/25. Small business relief may apply.

Tenure: Long Leasehold for the residue of a 999 year lease from September 2003. Management charges are £20.16 per month for 2024/2025. This covers, Insurance, private water supply and the running of the management company. Any future works are paid for as and when required. Each flat looks after its own piece of land. The freehold is owned by the Management Company comprising of the 3 flats Holly, Garden and Beeches.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: ///organist.finders.palaces

Mobile Coverage: Three and Vodafone indoor and outdoor EE, Three, O2 and Vodafone

Notes: * Checked on <https://www.openreach.com/> 8th May 2025 – not verified.

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).



Open plan kitchen/lounge



Bedroom



Front Entrance

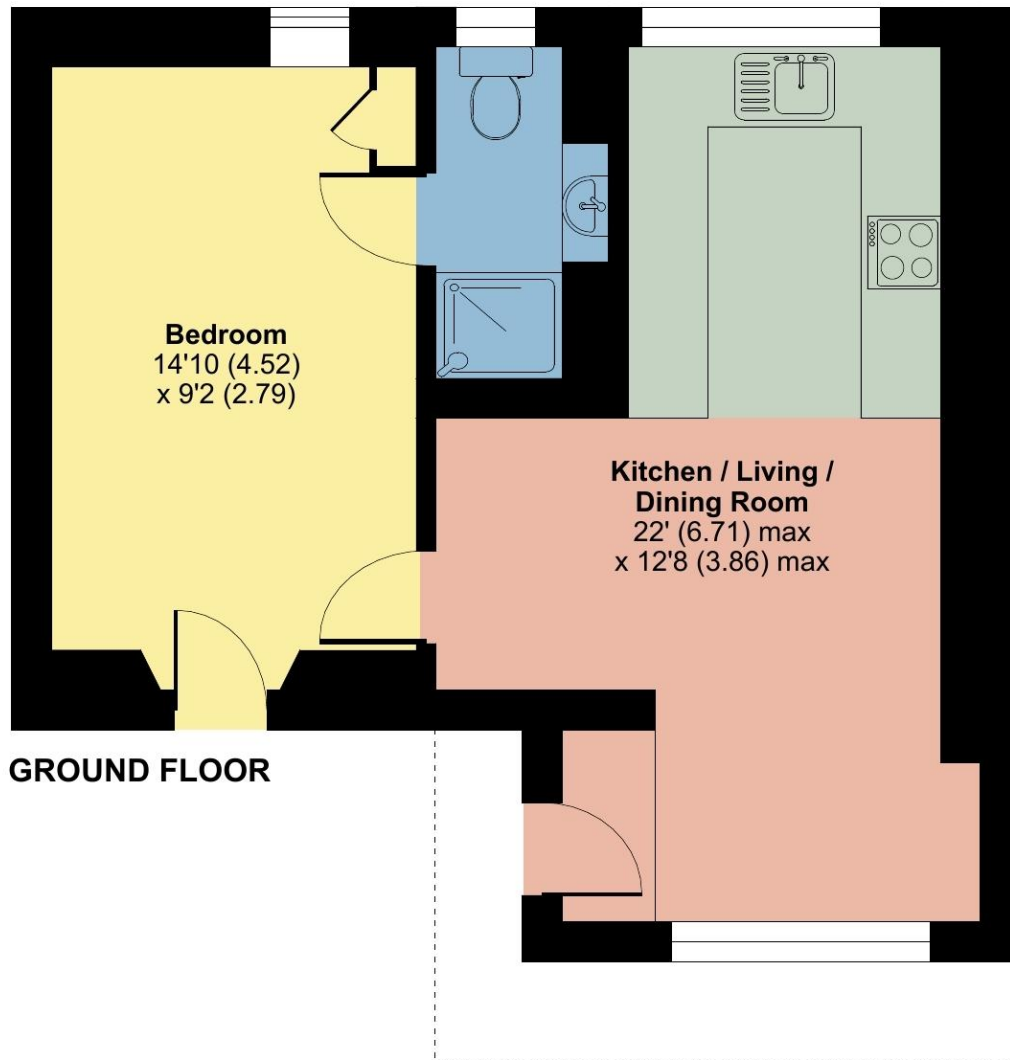


Private Garden

Holly Hideaway, Pinethwaite, Lickbarrow Road, LA23

Approximate Area = 409 sq ft / 37.9 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: 1284243

A thought from the owners...Holly offers a tranquil location with an abundance of wildlife. It also has the added bonus of being accessible to major walking routes, such as the Dales Way which leads straight into Bowness.

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 08/05/2025.

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