







# Lily Tarn

## 11 Landing Close, Lakeside, LA12 8AP

A hidden gem! Set in the peaceful hamlet of Lakeside this spacious, imaginatively designed, modern detached house is within a lovely Lakeland location providing 2 reception rooms, large dining kitchen, 4 bedrooms (3 en suites) and the added benefit of a large well maintained garden, integral double garage, off-road parking for 4 cars and private, on-road parking for 4 cars.

With woodland walks from the doorstep, and only a short walk away from local restaurant, the Swan Hotel with spa and leisure facilities, and nearby Newby Bridge having a convenient mini-supermarket and petrol station. This property would be an ideal main residence, second home or holiday let.

### Quick Overview

- 4 bedroomed (3 en-suite) detached house
- 2 reception rooms, 4 bath / shower rooms
- Quite cul-de-sac location
- Large garden with seating and decking area
- Short walk to local amenities
- In perfect, modern condition
- A perfect family home, 2nd home or holiday let
- Garage, off-road parking for 4 cars and private, on-road parking for 4 cars
- Ultrafast fibre broadband available







## Location

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Set on a short private cul de sac in the small hamlet of Lakeside situated at the southern end of Lake Windermere on what is considered the quieter western side of the lake.

From the roundabout at Newby Bridge at the southern tip of Lake Windermere, continue west on the A590 bearing right to Lakeside after 500 yards, continue over the bridge past the Swan Hotel and up the hill. Follow the road for 3/4 mile into Lakeside turning right into Landing Close. Follow the drive down and round to the left and 11 Landing Close is at the bottom on the right.



# Thoughtful Design

## Specifications

### Living Room

21' 10" max x 19' 0" max (6.65m x 5.79m)

### Breakfast Kitchen

25' 2" max x 24' 0" max (7.67m x 7.32m)

### Utility

8' 6" x 6' 7" (2.59m x 2.01m)

### Snug

17' 10" x 10' 3" (5.44m x 3.12m)

### Garage

18' 10" x 18' 9" (5.74m x 5.72m)

Tucked away at the end of a quiet cul de sac this detached 4 bedroom house offers character and was thoughtfully designed and built by the current owners in 2017.

As you step through the front door, you are greeted by a warm and welcoming living room, perfect for relaxing with family or entertaining guests. This room is bathed in natural light, creating a bright and airy atmosphere that is sure to make you feel right at home. There is also a separate sitting room, offering additional space for relaxation or entertainment. The excellent Martin Moore kitchen boasts quartz worktops, built-in wall and base units and fridge freezer. At the heart of the kitchen is a stylish island that doubles as a breakfast bar. Also equipped with top-of-the-line appliances, this kitchen features integral AEG microwave, coffee maker and drinks fridge, a NEXUS SE electric range

cooker with induction hob and extractor fan over. Plus a Fischer&Pykal double draw dishwasher. The dining area offers a warm and inviting space while the living space within the kitchen creates an ideal space to unwind and relax. Adding to the kitchen is a small utility space with base units, plumbing for a washing machine and dryer and houses a Nuair mechanical ventilation and heat recovery system with Automatic Bypass. Finishing off the ground floor is a separate WC with washbasin and double garage, housing essential components such as the pre-insulated cylinder, pressurised system, and fuse box.







# Comfort & Style

## Specifications

### Bedroom 1

21' 10" max x 17' 6" plus ensuite  
(6.65m x 5.33m)

### Bedroom 2

20' 9" max x 15' 8" max inc ensuite  
(6.32m x 4.78m)

### Bedroom 3

16' 2" max x 14' 4" plus ensuite  
(4.93m x 4.37m)

### Bedroom 4

15' 5" max x 10' 0" max  
(4.7m x 3.05m)

Moving up to the first floor, you'll discover four generously sized bedrooms, each designed to provide comfort and style. Bedroom 1 is a true retreat, featuring an ensuite bathroom and bedrooms 2 and 3 also boast their own ensuite shower rooms, ensuring privacy and ease for family members or guests. The landing also provides a shelved storage cupboard and a separate bathroom with 3 piece white suite.









# A Peaceful Retreat

Outside, this exceptional home boasts extensive decking that wraps around the house, providing seating area and access to a large garden area below, surrounded by picturesque rural woodland. Finally, the property benefits from off road parking for 4 cars, private on road parking for 4 cars and access to the integral double garage, plus a Panasonic air-to-water heat pump system.

A perfectly situated property being only a 3 minute walk away to the Lakeside ferry, giving access to the rest of Lake Windermere. Additionally, only a 3 minute walk to the Lakeside Hotel bar and restaurant, and a 10 minute walk to the Swan Hotel & Spa via the Windermere Way path. This property would be an ideal main residence, second home or holiday let.







# Important Information

**Services:**

Mains electricity and mains water with private sewage treatment plant. Nuair mechanical ventilation and heat recovery system with automatic Bypass and Panasonic air source heat pump system for both domestic hot water and heating. High performance aluminium windows. Underfloor heating throughout.

**Tenure:**

Freehold. Vacant possession upon completion.

**Council Tax:**

Westmorland and Furness Council - Band G.

**Viewings:**

Strictly by appointment with Hackney & Leigh Windermere Sales office.

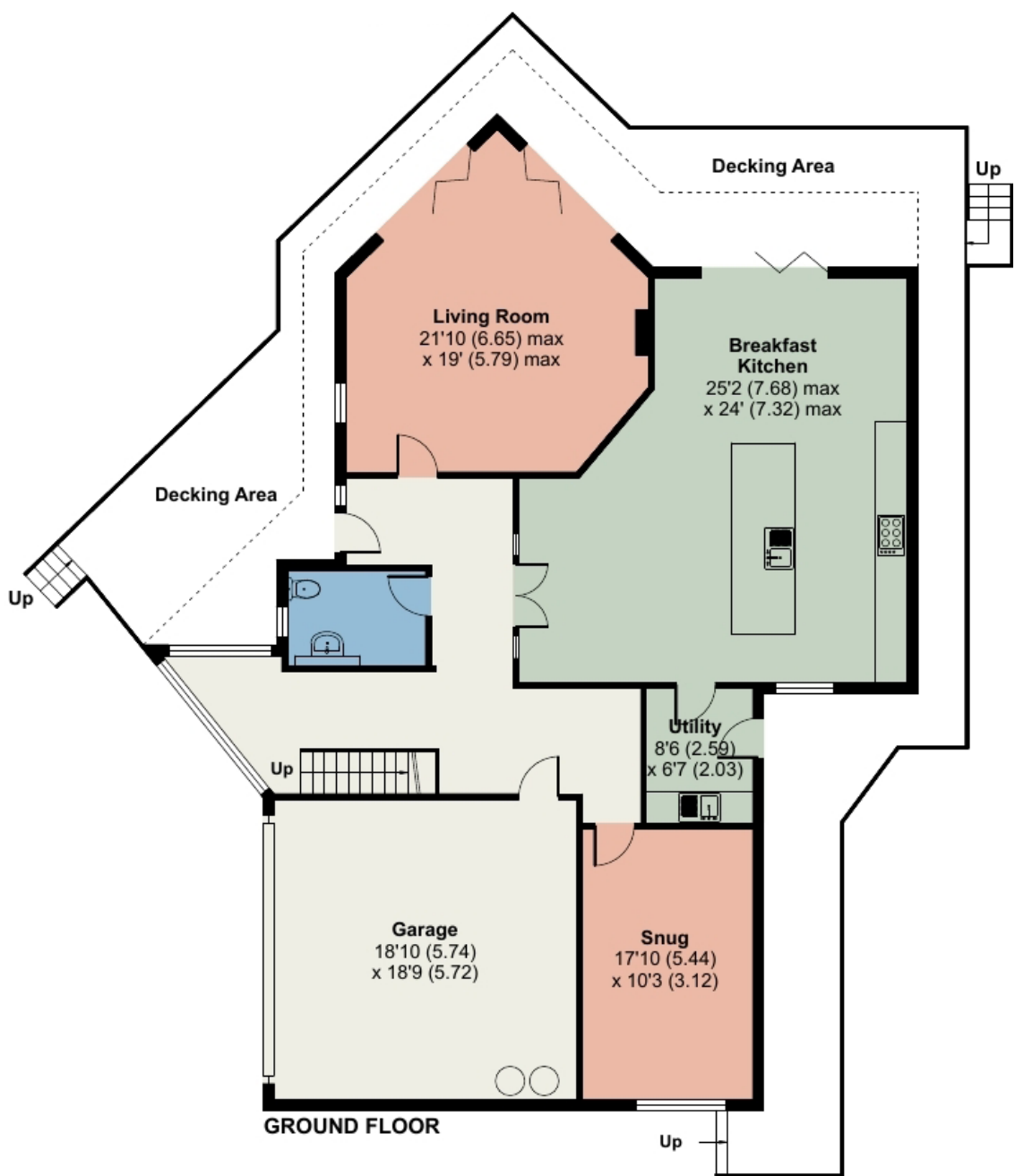
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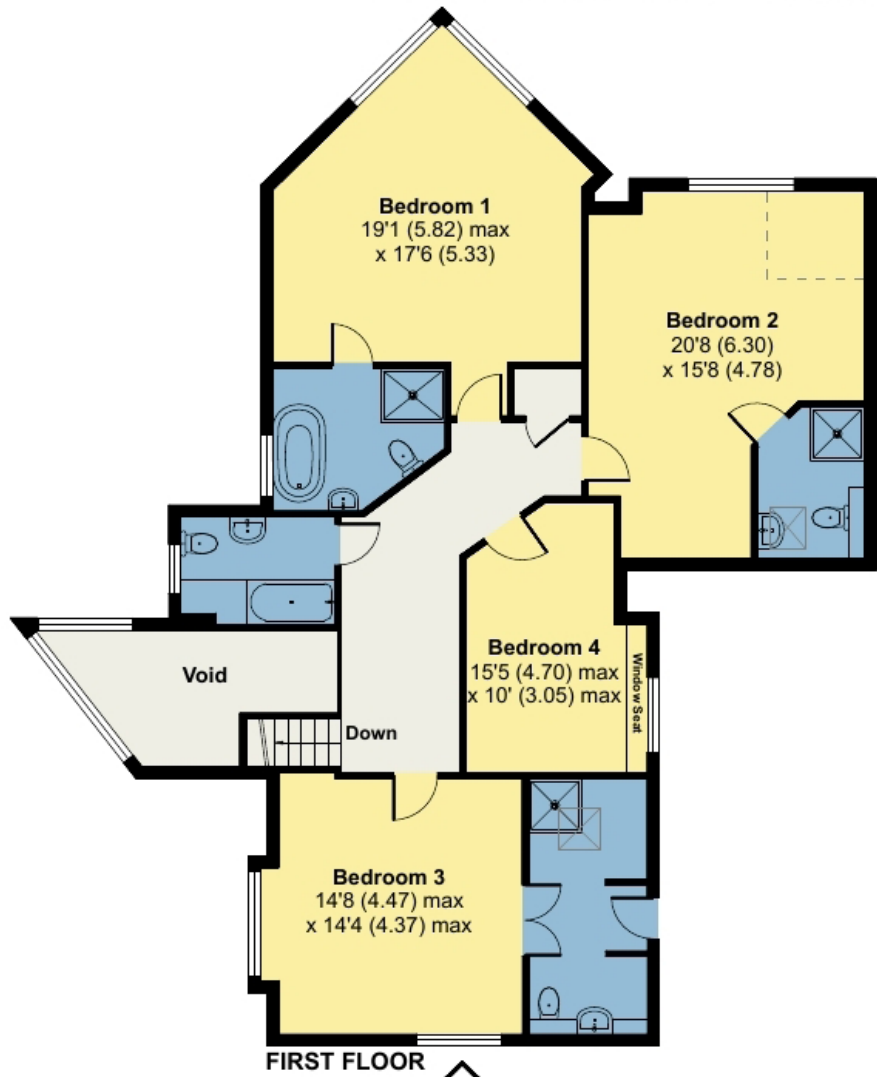
**What3Words:**

///anchovies.puppets.hobby

# Floorplan & Boundary



**11 Landing Close, Lakeside**  
Approximate Area = 2746 sq ft / 225.1 sq m (excludes void)  
Limited Use Area(s) = 28 sq ft / 2.6 sq m  
Garage = 358 sq ft / 260.9 sq m  
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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