



**HACKNEY  
& LEIGH**

## College Road

**£785,000**

Garthside, College Road, Windermere, LA23 1BU

Discover a home where attractive, modern design meets serene living, positioned on the edge of the picturesque Phoenix Park. This superb architect-designed semi-detached residence has been owned by the current vendors in excess of 20 years and offers a harmonious blend of style, comfort and functionality. Architect designed and thoughtfully crafted 4 bedroom accommodation with family life and visiting guests well catered for.

### Quick Overview

4 Bedroomed Semi Detached House

2 Reception Rooms

3 Bathrooms, 1 ensuite

Large Immaculate Garden

In Good Decorative Order

Excellent Residential Location

Close to all local amenities

Uniquely designed

Double Garage and Off Road Parking

\*Ultrafast Fibre Broadband



4



3



2



C



Ultrafast  
Fibre  
Broadband



Double Garage &  
Off Road Parking

Property Reference: W6272





Living Room



Dining Room



Sitting Room



Kitchen

Step inside to be greeted by a practical entrance porch, ideal for coats, shoes and boots. Within the welcoming entrance hall stairs lead to first floor there is access to the reception rooms, cloaks and utility. Well-proportioned reception rooms offer a sense of space and light, this includes a Sitting Room with front aspect and further sizeable Living Room with double doors to the rear garden and focal point sandstone fireplace with inset coal effect gas fire. Adjacent is the formal Dining Room again enjoying access to the garden from double doors.

Within the excellent, well equipped breakfast kitchen is a range of solid oak wall and base units with complementary worksurface incorporating a single drainer sink unit. There is a large range style oven with extractor canopy over, integral fridge and freezer, dishwasher and tiling to walls and floor. There is a cloakroom with WC and wash hand basin and well proportioned utility room having a good range of wall and base units. Plumbing is in place for a washer, tumble dryer and access to small loft area.

At landing level there is a wonderfully light filled space. The home features two luxurious en-suite bedrooms, providing privacy and convenience for family members and guests alike. The primary bedroom has a superb range of built in bedroom furniture and lovely outlooks from two windows across Phoenix Park. The en suite bathroom consists of high quality fittings throughout and is repeated in Bedroom Two which has a rear aspect again with views of the Park. Two further generous double bedrooms offer further bedroom/study or guest spaces and each room is meticulously maintained.

The family bathroom is well appointed with a four piece suite including corner bath, wash basin, WC and shower cubicle. There is complementary tiling, spotlights and extraction.

Outside, the property continues to impress. Generous, mature gardens extend to two sides of the home with well established trees and shrubs and a good hedge boundary to the rear offering a private space for relaxation and outdoor activities. Whether you're hosting a barbecue or enjoying a quiet morning coffee, the beautifully landscaped gardens provide the perfect backdrop. A water tap, 2 electric power sockets, water butt are available for the garden spaces.

A double garage providing ample storage and parking space or great workshop space has the benefit of power, light, water tap and electric up and over door and is offset from the house with further gated hard standing and parking to the front, allowing for several vehicles or caravan/motorhome etc.

This unique home and its discreet location is a testament to thoughtful design and quality craftsmanship. Don't miss the opportunity to make this architectural gem your own.

Approximate Dimensions

Entrance Porch





Kitchen



Living Room





Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

## Entrance Hall

**Living Room:** 17' 11" x 16' 6" incl. fireplace (5.46m x 5.03m)

**Dining Room:** 15' 5" x 14' (4.7m x 4.27m)

**Kitchen** 14' 8" x 12' 10" (4.47m x 3.91m)

**Sitting Room:** 20' x 12' 10" (6.1m x 3.91m)

**Utility:** 13' 8" x 7' 11" (4.17m x 2.41m)

## First Floor

**Bedroom 1:** 16' 6" x 15' 8" (5.03m x 4.78m)

**Bedroom 2:** 15' 9" x 12' 10" (4.8m x 3.91m)

**Bedroom 3:** 14' 8" x 12' 10" (4.47m x 3.91m)

**Bedroom 4:** 14' 1" x 12' 9" (4.29m x 3.89m)

## Family Bathroom

**Garage:** 17' 11" x 14' 4" (5.46m x 4.37m)

## Property Information

**Council Tax:** Westmorland and Furness Council - Band G

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

**Services:** Mains gas, water and electricity.

**Tenure:** Freehold

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words & Directions:** [///flinch.newsprint.tidying](https://www.what3words.com/#!/flinch.newsprint.tidying)

From our office on foot proceed left towards the heart on Windermere bearing left into College Road. Continue for approximately 250 yards and the property can be found on the left hand side adjacent to the Applegarth Villa.

**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).

Request a Viewing Online or Call 015394 44461





Rear Exterior



Rear Garden





Side View



Front Elevation

Request a Viewing Online or Call 015394 44461



## Meet the Team

### Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



### Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Shirley Crisp

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015394 44461** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

# Garthside, College Road, Windermere, LA23

Approximate Area = 2730 sq ft / 253.6 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 2988 sq ft / 277.5 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: 1336515

A thought from the owners...

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 20/08/2025.

Request a Viewing Online or Call 015394 44461