



Lakeside

£445,000

14 Landing How, Lakeside, Cumbria, LA12 8DH

Landing How was probably one of the last significant developments fronting onto Lake Windermere and boasts 1/2 mile of frontage, 12 acres of formal gardens, woodland and a boat park with private residents slipway, being ideal for boat, leisure and outdoor pursuits enthusiasts and also those who share the love of 'The Lakes'. The popular 'Lakeside and Haverthwaite' steam railway skirts the edge of the lake and passes through the grounds, with an interesting Victorian cast iron bridge over, which is itself a "listed building". The new Westmorland Way footpath alongside the railway line can also be enjoyed.

Quick Overview

Sympathetic and stylish barn conversion
3 bedrooms
En suite, bathroom and cloakroom
2 reception rooms
Well proportioned kitchen
Recently replaced boiler and carpet
LPG gas and double glazing
Local Occupancy Clause applies
Wonderful position and views
Ultrafast broadband available



3



1



2



TBC



Ultrafast
broadband



Garage and 2
allocated spaces

Property Reference: W6294



Living/Dining Room



Living/Dining Room



Sitting Room/Snug



Kitchen

Landing How is part of a unique development occupying a peaceful and private setting carried out by well renowned builders Lancashire Homes Limited of Preston in 1994. Landing How is a unique private estate, created c 1995 from the buildings and grounds of a former country house hotel. The mixed development consists of apartments and houses in the 'new build' portions as well as cottage style conversions of the coach house and barns.

No 14 forms an attractive part of the coach house conversion and enjoys a private garden and use of the extensive gardens within this development and are maintained by the Management Company allowing enjoyment without any of the work. On entering the entrance hall you will be pleased to see there is a well placed cloakroom with WC and wash basin and understairs storage. Stairs lead to the first floor bedrooms and bathroom.

Opposite the front door is a feature alcove with light. Laminate flooring throughout the hall to the kitchen. Stairs with oak spindles and handrail lead to the first floor bedrooms and bathroom. Beyond the hall is a formal Living/Dining Room with a three section full height double glazed window, the centre section is a glazed door which opens out onto a small terrace and the enclosed private garden. There is a focal point fireplace with LPG log effect gas stove complete with automatic control handset. There is a range of built in bookcases with storage beneath, feature alcove and hardwood flooring. A glazed panel door leads through to the Sitting Room/Snug which enjoys equal amounts of privacy a wonderful aspect towards Gummers How and patio doors leading to an enclosed private terrace perfect for early sun and breakfast with views of Gummers How.

A generous kitchen provides an abundance of work surface area with inset sink unit and a good range of solid wall and base units. There are various integrated items including washer dryer, dishwasher, oven and microwave and 4 ring gas hob. There is a useful informal breakfast bar area, tiling to walls and dual aspect.

At first floor level there is access to a loft and built in storage cupboard, perfect for linen.

The three bedrooms offer light filled spaces, Bedroom 1 in particular enjoys a dual aspect and superb views to Gummers How, it also enjoys built in bedroom furniture including wardrobes, chest and bedside cabinets as well as an en suite facility which includes a shower, WC and wash basin. It is tiled and has extraction. Bedroom 3 also has the benefit of built in wardrobes and Bedroom 2 with its views is a perfect guest room/study.

Externally the gardens are well tended and well stocked and offer several areas in which to catch the sun when enjoying the outdoor space and the closely located single garage has power and light. There are two allocated parking spaces.

The bathroom is well proportioned and offers a panelled bath with shower over, WC and wash hand basin. There is tiling to walls and window.



Kitchen



Sitting Room/Snug



Bedroom 1



En Suite shower room



Bedroom 2



Bedroom 3

A perfect permanent residence or 2nd home in the most idyllic and almost unrivalled position within the Lakes close to the shores of the stunning Lake Windermere.

Accommodation: (With approximate measurements)

Entrance Hall

Cloakroom

Living/Dining Room: 15' 10" x 11' 1" (4.84m x 3.40m)

Sitting Room/Snug: 12' 10" x 10' 3" (3.93m x 3.14m)

Kitchen: 15' 9" x 7' 8" (4.82m x 2.36m)

First Floor Landing:

Bedroom 1: 12' 2" x 11' 1" (3.71m x 3.40m)

En Suite Shower Room:

Bedroom 2: 9' 11" x 8' 6" (3.03m x 2.61m)

Bedroom 3: 9' 3" x 8' 9" (2.84m x 2.68m)

Bathroom:

Garage: 17' 4" x 8' 9" (5.28m x 2.67m)

2 allocated parking spaces are available, one to the front of the garage and a further opposite the house.

Up and over door and power and light.

Property Information:

Services: Mains water and electricity. Drainage to a contained private drainage system. Gas for the individual central heating and fire is from the pressurised metered LPG communal tank, stained hardwood windows fitted throughout.

Local Occupancy Restriction: An occupancy clause applies that states that 'The property can only be sold on the basis of it being a purchasers principle residence and that person has been employed or is to be employed or was last employed in Cumbria or who has for the last 3 years had his principle home within Cumbria.'

Tenure: The property has Freehold & a long Leasehold - Remainder of a 999 years lease which commenced from 1st May 1994. The service charge is approximately £2,400 annually this covers the gardening, external repair and decoration, building insurance and ground rent. The management company is run by a committee of residents and each resident owns a 1/16th share of the freehold.

Council Tax: Westmorland and Furness Council - Band E

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words and Directions:



Bathroom



Lake Windermere



Lake frontage



Gardens



Communal land

///servicing.kindness.bulldozer

From Windermere travel south along the A592 towards Newby Bridge, turning right at the 'T' junction towards Barrow.

Once at Newby Bridge turn first right after the Newby Bridge Inn, travelling over the small bridge, towards the Swan Hotel. Follow the road round heading towards Lakeside. The turning for Landing How is on the right clearly marked at the head of the drive and is just before Landing Close and Lakeside itself. Follow the road around to the left and pass the apartments within the hall on the right and No 12 is to be found beyond on the right.

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).

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.



Book Online Now



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

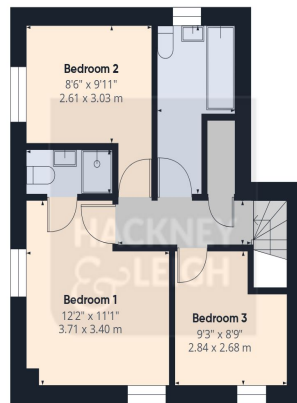


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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



Ground Floor



First Floor



Approximate total area^m

1011 ft²
93.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners... “ I have lived here for 30 years, the nearest thing to heaven you will find on earth with beautiful gardens and views”

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 10/10/2025.

Request a Viewing Online or Call 015394 44461