



Gable Lodge

College Road, Windermere, LA23 1BX

Guide Price £425,000

Gable Lodge

College Road, Windermere

Tucked away in a quiet corner of Windermere, yet in close proximity to the hustle and bustle of the vibrant village of Windermere, lies a picturesque Lakeland cottage known as Gable Lodge. This comfortable, traditional and yet contemporary three bedroom property offers delightful views of the Phoenix playing fields and the Lakeland Fells beyond. The well appointed accommodation comprises a breakfast kitchen, spacious sitting room, bathroom, two double bedrooms, and a potential third room that could be readily transformed into a second bathroom. The front forecourt area is decorated with flowering plants in easily maintained containers. To the rear, a well maintained gravelled area within a traditional stone wall awaits, basking in the afternoon and evening sun, providing an ideal setting to relish a moment of repose with a glass of wine after a day's exploration. In addition to a forecourt (accessed via a shared driveway), a garage is available at the front of the property. Catering to a diverse range of prospective buyers, Gable Lodge presents itself as an ideal holiday letting investment, a weekend retreat, a low maintenance secondary residence, or a permanent abode. The property has been managed as a successful holiday let for the last 12 years and is available for purchase as a going concern – fully furnished and with forward bookings.

Centrally located in the heart of Windermere village, this cottage offers an enviable position, with a plethora of shops, cafes, restaurants and amenities right at its doorstep. Residents will benefit from excellent transport connections, including proximity to the railway and bus station, facilitating easy access to the main west coast line and providing a convenient gateway to explore the breathtaking beauty of the Lake District National Park. Moreover, nature enthusiasts will find themselves in a prime location to indulge in the captivating allure of the region, with opportunities to embark on delightful excursions such as the enchanting School Knott route, Orrest Head and beyond to Troutbeck.





Accommodation

The shared driveway leads to the forecourt where you will find a porch - featuring an elegantly tiled floor, and partially glazed with large windows front and sides.

Inner Hallway

The porch leads into the inner hallway - which provides you with ample storage through fitted cupboards and drawers. Beneath your feet lies a warm and rustic wood effect laminate floor, adding a touch of natural charm.

Kitchen

13'6 x 8'8 (4.12m x 2.65m)

Step into a modern and luminous culinary haven, featuring tastefully fitted shaker style wall and base units in a contemporary sage colour, harmoniously complemented by wooden effect worktops. The cooking area has rustic patterned tiling. Two windows overlooking the forecourt bathe the space in refreshing natural light. Enhancing functionality, the kitchen has a 1 1/2 stainless steel sink with a mixer tap and a fine selection of appliances, including a washing machine, fridge, freezer, electric oven, and a four ring gas hob with an extractor fan above. For casual dining, a cosy corner spot accommodates a small table comfortably seating four guests. Positioned by the radiator, this space promises to keep you and your visitors warm while enjoying meals together.

Hallway

The hallway gives access to the bathroom and sitting room. There is an external door taking you to the glorious outside seating area with views of Phoenix fields and Lakeland fells beyond.





Bathroom

A contemporary bathroom is adorned with a sleek three piece white suite, featuring a bath equipped with a convenient shower overhead, a WC, and an elegant hand basin accompanied by a mirrored cabinet above. The room boasts full tiling on all walls and floor, creating a visually appealing atmosphere. To ensure privacy and natural light there is a UPVC window with obscure glass. Additionally, practical amenities include an extractor fan and a heated towel rail for a comfortable bathing experience.



Bedroom One

13'7 x 12'5 (4.14m x 3.78m)

This generously- sized double room, thoughtfully designed to offer both comfort and practicality. Boasting dual aspect windows, the room is filled with an abundance of natural light. Among these windows, a large tilt and turn window stands out, providing a unique advantage. Its wide opening capability has proven to be incredibly useful in the past, facilitating the hassle-free movement of large furniture items upstairs. This room also features a hand basin with a tiled splashback. A radiator adds warmth during colder days, and a built-in wardrobe optimises the room's layout, offering ample storage space.



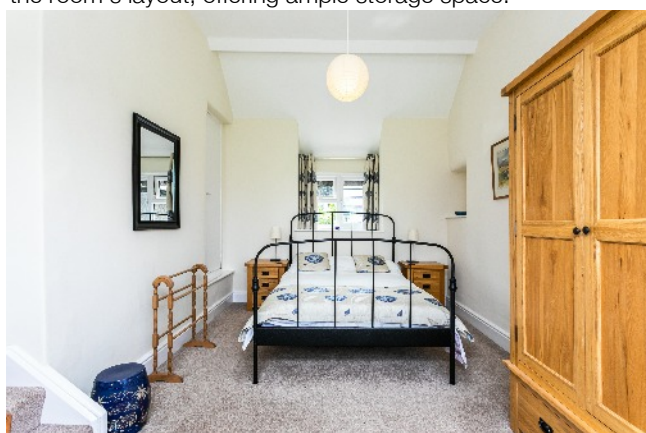
Sitting Room

15'11 x 10'7 (4.84m x 3.22m)

This spacious and cosy room is designed for comfort and relaxation. Two UPVC windows illuminate the space, offering picturesque views. Among them, a large bay window provides a stunning panorama overlooking the Phoenix playing field, with the majestic Lakeland fells in the distance, creating a breathtaking backdrop. For added charm and warmth, a log burner takes centre stage, promising delightful and snug evenings in. No need to worry about chilly days, as a radiator ensures the room remains comfortably heated. Entertainment is made easy with a convenient TV point, and wall lights offer a soothing ambiance, perfect for unwinding after a long day.

First Floor

Ascend the stairs from the hallway to the first floor, where you'll find a spacious landing. Here you can find a practical and sizeable airing cupboard, thoughtfully designed to accommodate your storage needs. This cupboard also serves as a home for the boiler, efficiently tucked away.



Bedroom Two

15'5 x 9'10 (4.71m x 3.00m)

This spacious and elegant double room exudes a sense of grandeur with its high ceilings and inviting ambiance. Take two steps down, and the room welcomes you with a touch of sophistication. The dual aspect UPVC windows, including a charming bay window, bless the room with an abundance of natural light while treating you to picturesque views of the nearby playing fields and majestic fells in the distance. To ensure comfort during all seasons, a radiator discreetly keeps the room warm and cosy. The presence of a good sized lockable storage cupboard offers convenience and security for your personal belongings, neatly tucked away.

Bedroom Three

9'11 x 6'8 (2.76m x 2.03m)

Although currently utilised as a single room, its potential for adaption is evident, making it an excellent candidate for a second bathroom. With the convenience of a separate toilet and hand basin situated nearby, transforming this space into an additional bathroom would be seamless. Despite its smaller size, the room does not compromise on comfort. A radiator ensures a cosy atmosphere, and a UPVC window overlooks the forecourt and infuses the room with natural light.

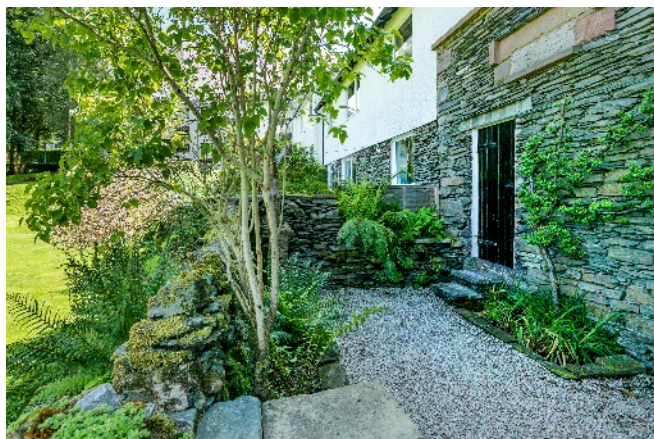


Outside

Step outside and be greeted by the charming surroundings of this property. To the front, a well appointed forecourt and garage, boasting an up and over door for easy access and secure parking. In this area there is also ample space to create a delightful seating area where you can bask in the morning sun. At the rear of the property lies a serene gravelled area, providing a peaceful retreat to unwind and take in the views that surround you and a sun trap in the evening. Whether you seek solitude or wish to entertain guests, this outdoor space offers the perfect setting for relaxation and tranquillity. This compact rear space provides plenty of room to sit, relax, and embrace the beauty of the surroundings.

Directions

From our Windermere office proceed into College Road from Ellerthwaite Square. Follow along College Road passing Jericho's Hotel on the left. Take the next left hand turn, and Gable Lodge can be found about 100 yards down the driveway.
Whatthreeords: ///crinkled.brew.taker



Services

All main services connected. Gas central heating.

Internet Speed

Superfast speed of 77 Mbps download and for uploading 19 Mbps.

Tenure

Freehold

Rateable Value

£2,400. Actual amount payable £1,197.60. Can be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



Ellerthwaite Square, Windermere, Cumbria LA23 1DU

† 015394 47717

e sales@matthewsbjbenjamin.co.uk

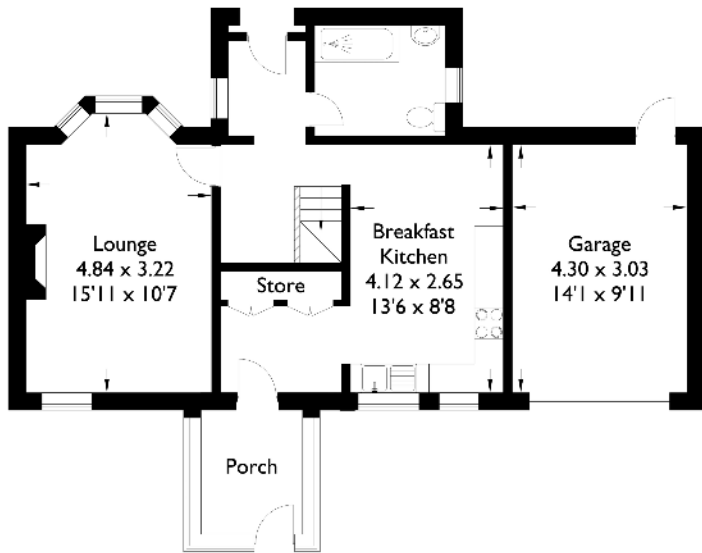
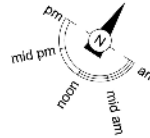
w www.matthewsbjbenjamin.co.uk

Gable Lodge

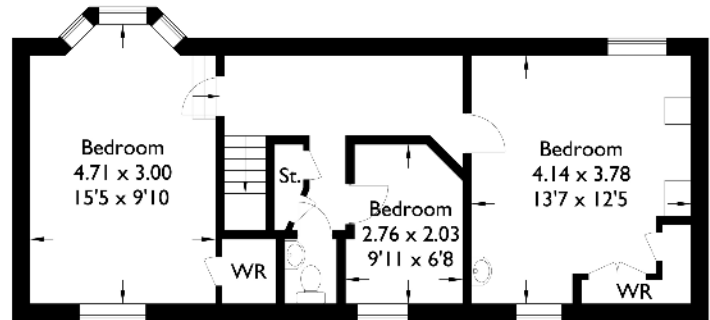
Approximate Gross Internal Area : 98.42 sq m / 1059.38 sq ft

Garage : 13.02 sq m / 140.14 sq ft

Total : 111.44 sq m / 1199.53 sq ft

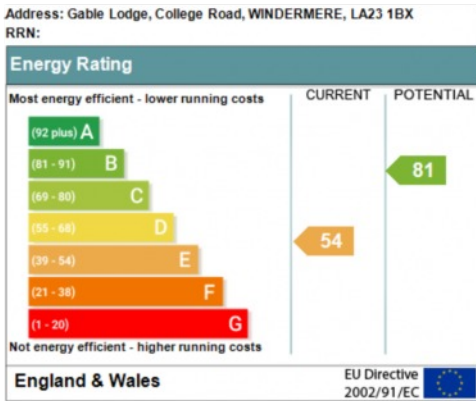


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

