



Claverley

Thornbarrow Road Windermere, LA23 2EW

Guide Price £800,000

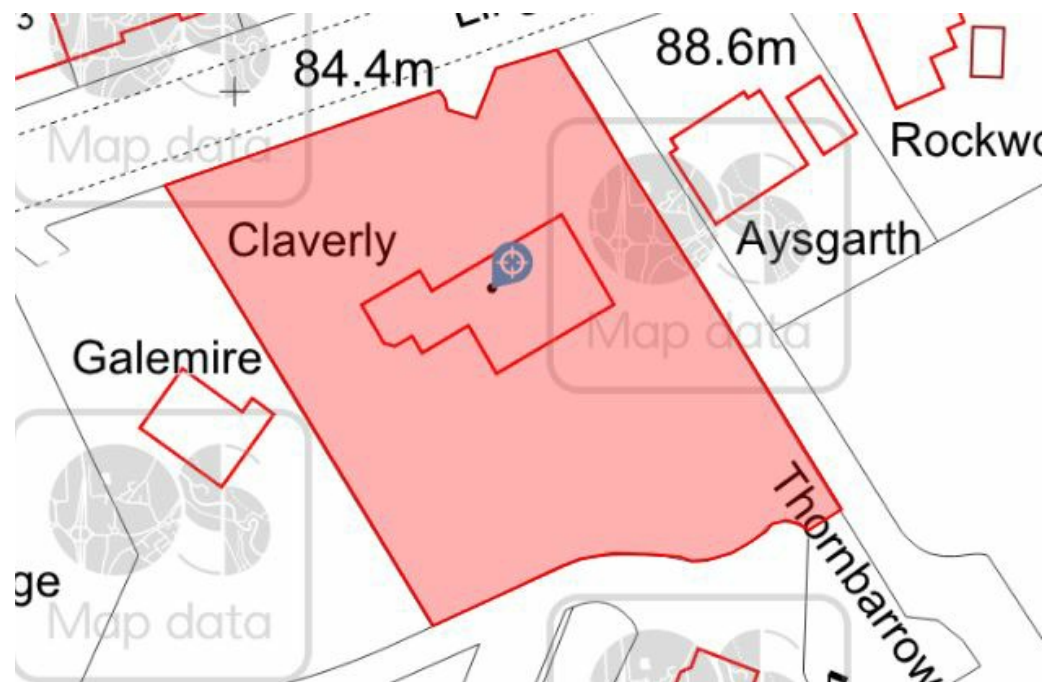


CLAVERLEY

THORNBARROW ROAD, WINDERMERE

A bespoke Lakeland stone build for a Bowness shopkeeper in the 1950's, this detached true bungalow offers light, bright and spacious level accommodation comprising of large kitchen, utility room, sitting room, four bedrooms; three of which are double rooms and a family bathroom. This property offers lots of scope to upgrade the fixtures and fittings and put your own personal stamp on the accommodation, Claverley would make a fabulous family home. Set in mature and very private gardens of c. 0.56 acres which surround the property on all sides and create a setting that is surprisingly private given the excellent accessibility and convenience of this very central residential location. Whether you are considering a primary residence, a bolt hole for weekends and holidays, a commercial enterprise or are thinking ahead and lining up your retirement plans, Claverley has something to offer.

Claverley is situated in the peaceful residential setting on Thornbarrow Road, midway between the villages of Bowness and Windermere providing only a short stroll to either villages. Both thriving and bustling villages offer a wide variety of amenities, shops, cafes and restaurants as well as a three screen cinema and theatre. For every day requirements, there are a bus route, doctors surgery and primary school within walking distance of the property.



Accommodation

Opposite an established rose bed a wide set of Lakeland stone steps lead up to the deep recessed entrance.

Hallway

The wide L shaped hall is a generous entrance and provides lots of room for meeting, greeting, furniture and general circulation. Two cloaks cupboards offer storage and a loft hatch with pull down ladder provides access to the roof space which provides good head height and the potential to extend to create further accommodation. The layout is very straight forward; all rooms lead off the wide central hallway. The hall, sitting room and all bedrooms have solid teak flooring.

Dining Kitchen

Large open doorway leads into the dining kitchen which is a light and spacious sociable room with space to cook and dine. The view from the picture window is over the top of the properties opposite to the verdant banks of Claife Heights. The kitchen has good storage and display space with inset lighting, appliance wise there is an oven, hob, microwave, fridge and dishwasher. There's also a glazed door that will lead you out to the garden.

Utility Room

The adjacent utility room has modern units fitted around the original Belfast sink, there's a washing machine and a cupboard housing the central heating boiler and pressurised hot water store.

Sitting Room

The large sunny sitting room is dual aspect with west and south facing windows enjoying lovely views out to the garden. The wide bay of the window spans nearly the entire west facing wall, the oak cill providing a lovely spot on which to perch. When the weather turns a little cooler, there's a wood burning stove to light. With a solid teak floors and radiators.





Bedroom One

Large double dual aspect bedroom with view over the front and side of the property. This bedroom also has the benefit of an en-suite shower room fitted with shower cubicle, pedestal wash hand basin and WC. It is neatly finished with chrome heated towel rail and tiled floor.

Bedroom Two

A lovely light and generously sized double bedroom with large window taking in views of the garden. It is finished with floor to ceiling wardrobes providing ample storage space and radiator.

Bedroom Three

A third double bedroom with window enjoying aspect over the gardens.

Bedroom Four

Comfortable single bedroom with window, located at the front of the property enjoying views over the garden.

Bathroom

Generously sized house bathroom which has been refitting providing a four piece suite of contemporary double ended bath, shower cubicle vanity unit and WC. The bathroom has a large window and finished with tiled floor.





Outside

In an elevated position it's an easy property to miss which all adds to the beauty of the setting and the overall privacy. The majority of the garden is to the rear of the property. Wonderfully private with mature trees punctuating the lawn along with rhododendrons for spring colour, acers for autumn glory and hollies for all year round greenery. Nestling in the crook of the property between the kitchen and sitting room and with a loggia for shelter is a seating area. Exceptionally private it is a lovely sunny spot for general seating and outside dining. Attached to the bungalow is a substantial double height garage which simply shouts of its potential to convert and extend the living accommodation. There's a tall roller door.

Directions

From Windermere head towards Bowness on the main road (New Road then Lake Road). After the pelican crossing turn left into Thornbarrow Road, Claverley can be found on the right hand side about 200 yards up.

Whattthreewords: ///factored.shell.bets

Services

All mains services connected. Gas central heating.

Tenure

Freehold

Internet Speed

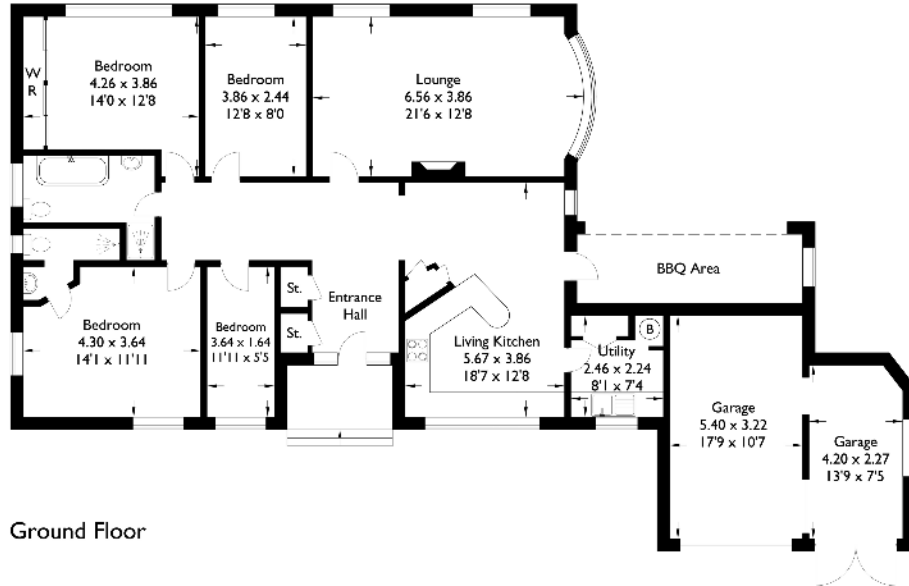
Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Rateable Value

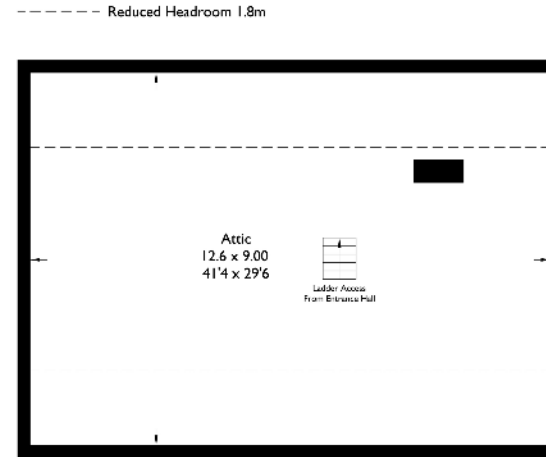
£3,950. Actual amount payable £1,971.05. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority 01539 733333.

Claverley

Approximate Gross Internal Area : 242.11 sq m / 2606.05 sq ft
Garage : 27.40 sq m / 294.93 sq ft
Total : 269.51 sq m / 2900.98 sq ft



Ground Floor



Attic

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.

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