



Rocky Bank

Lakeside, LA12 8AS

Guide Price £795,000

Rocky Bank

Lakeside

Welcome to Rocky Bank, an elevated, detached Lake District property set in a wonderful position in the heart of the hamlet Lakeside. Nestled on a solid slate outcrop, historically the local quarry and surrounded by delightful mature gardens. Rocky Bank offers family sized accommodation including kitchen, three reception rooms, downstairs cloak room, three double bedrooms, one with ensuite and a family bathroom. There is also a large larch timber frame studio annex in the garden currently used as a craft studio but would make the perfect home office. Outside is an enclosed, deer proof fenced garden extending to around 0.75 acres with a wide range of mature trees and perennial plants, separated with lawns and slate pathways and ample parking for numerous vehicles. This rare find will appeal to a wide range of buyers including people looking for their main home, second home or an investment opportunity.

Within the National Park, Lakeside is a small village along the western side of Lake Windermere near Newby Bridge towards the southern end of the lake which is only a short walk away from the property. Historically, Lakeside was established as a steamer pier for services up and down the lake. When the Furness Railway reached Lakeside in 1869, the Lakeside Hotel was built to serve the additional tourists brought by the railway and steamers. The steamers still run from here up to Bowness on Windermere and Waterhead at Ambleside as do the steam trains, but these days only as far as Haverthwaite. Eminently well placed it offers excellent access to all that the National Park has to offer and thanks to the High Newton bypass it is now easier and quicker to reach than ever before from the M6. Lakeside also offers quayside attractions such as Lakes Aquarium, Boats to Bowness along with cafes and also the new West Windermere Way providing easy access from Lakeside to Newby Bridge.





Accommodation

Kitchen

A modern kitchen with a vaulted ceiling, open plan to the conservatory area and utility area. The kitchen offers a good range of wall and base units and integral appliances including Quooker hot water tap, double oven, dishwasher, and American style fridge freezer, Induction hob with extractor fan over. There is oak flooring, an external door, window in addition to a Velux window. The kitchen leads through to a utility area which has further cupboards and work top with a washer and drier under.

Dining Room

A good size reception room with a feature conservatory area to the rear of the room with oak flooring, which offers a light and bright area to sit and enjoy views over the garden. The rest of the room offers ample space for a dining table and furniture, there is also a fitted picture rail and radiator.

Sitting Room

Located at the front of the property with a large bay window and a side window, this bright sitting room offers a comfortable area to sit and relax. There is a marble fire surround and hearth with a coal effect electric fire, picture rail and radiator.

Reception Room/Snug

A central area with an external front door, which gives access to all ground floor rooms and the stairs up to the first floor. With a small understairs storage cupboard. This traditional room has painted exposed stonework, a window to the side of the door with window seat and storage under. There is a multi-fuel burner sat in a slate hearth with a wooden mantle over.





Shower Room

An ample size shower room with glass cubical, WC and hand basin with storage under. Partially tiled walls, heated towel radiator and a window with obscure glass.

Stairs up to first floor landing, with a large window

Bedroom One & En-Suite

A large double bedroom with a bay window over the front of the property, with views over the garden and surrounding area. A good range of fitted wardrobes offering hanging space, shelving, and drawers. Ensuite shower room with a large window, and under floor heating consisting of large walk-in shower, WC and hand basin set in a modern storage unit with marble tops. There is a heated towel rail and shaving points.



Bedroom Two

A large double bedroom with dual aspect windows, offering lovely views of the garden and surrounding area with a fitted storage cupboard with hanging rail and shelves. There is a hand basin with a storage unit under and radiator.

Bedroom Three

Located at the rear of the property a further double bedroom, with a pleasant outlook over the garden. There is a fitted cupboard and drawers and a hand basin with storage unit underneath, and radiator.





Outside

The property benefits from gardens that surround the property, mainly made up of mature trees and plants neatly separated by lawned areas and meandering slate landscaped pathways. There is also a large green house to potter away in. To enable you to enjoy sitting in the sun, there are three patio/sitting out areas dotted around the garden so as the sun moves so can you! 360 external floodlights across the footpaths and driveway, makes it easy to navigate the garden in the dark. There is also an 12ft Kevlar shed with a translucent roof, shelving and battery operated sensor light. A large heated larch timber frame studio takes pride and place in the garden, currently used as a hobby room, this would lend its self to a home office, gym or additional accommodation (subject to planning).

Directions

Leave the A590 at Newby Bridge and turn onto the A592 signposted Lakeside and Hawkshead. Cross the bridge and in front of The Swan Hotel bear round to the left and right, over the railway bridge. Continue, Lakeside is the first village



reached. Pass the entrance gates to Landing How, Landing Close and continue past the Lakeside Hotel which is on your right. Continue around the corner to the left past the two black gates and then you will see the slate plaque for Rocky Bank on your left.

Whattthreewords: ///damage.winemaker.skipped

Services

Mains electric and water, LPG gas central heating, private septic tank drainage.

Tenure

Freehold.

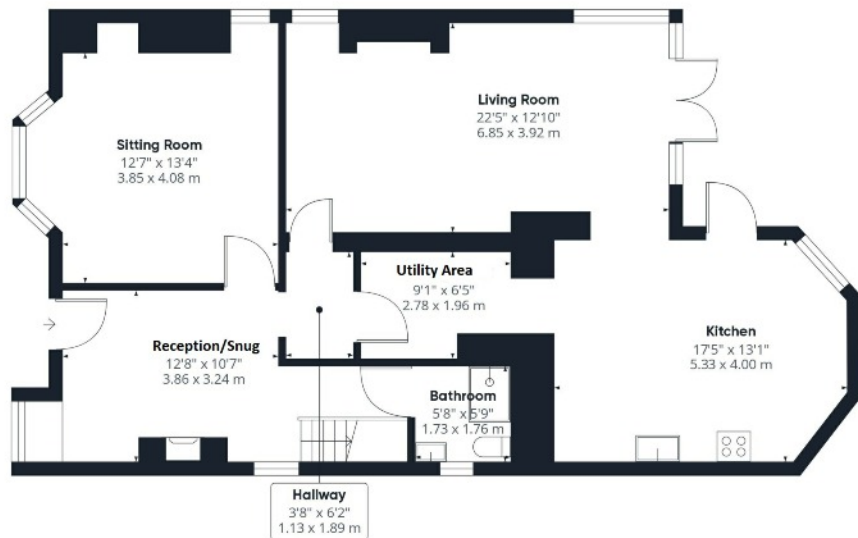
Internet Speed

Ultrafast speed of 1,000 Mbps download and for uploading 220 Mbps as per Ofcom website.

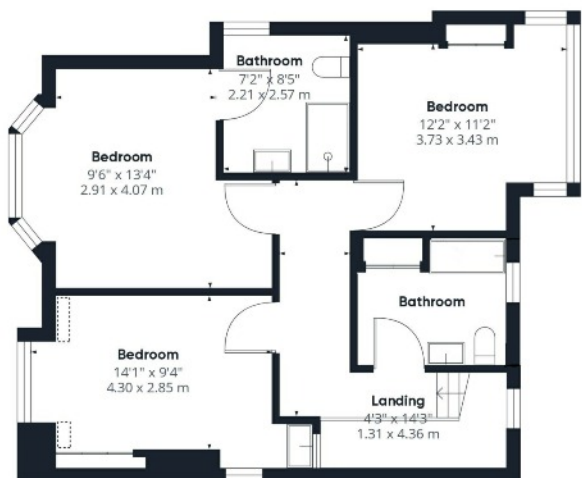
Council Tax Band

F

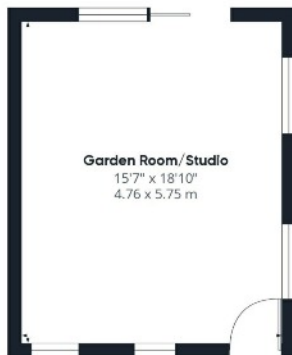




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁰
 1899.55 ft²
 176.47 m²

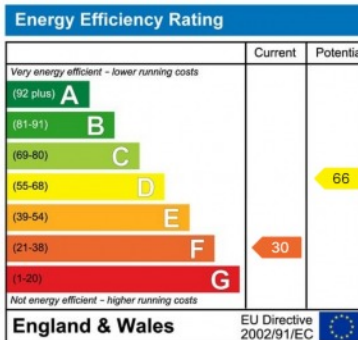
Reduced headroom
 3.25 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.