



High Firs

Lakeside, Cumbria, LA12 8AP

Guide Price £675,000

High Firs

Lakeside, Cumbria

Sale of a detached well appointed property offering generous living space across two floors. The ground level features a sizeable living room graced with fireplace, dining room, snug, convenient WC, and well-equipped kitchen with a stove and a practical utility room. The snug can be versatile in its use as it leads to a bedroom with an ensuite shower room facility. The first floor presents four alluring bedrooms and a house shower room ideal for accommodating a large family or visiting guests. Below the house is a useful undercrofts offering plenty of storage space, adding to the property's functionality. With a total of potentially 5 bedrooms and 2 shower rooms, plenty of parking on the driveway and gardens to both front and rear, this property offers a wealth of space that would appeal to a family, extended family, couple working from home needing plenty of office space or indeed a holiday home/holiday let.

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. The nearby Lakeside Hotel provides bar, restaurant and leisure facilities within walking distance together with the Lakeside & Haverthwaite steam railway, lake cruises and the Lakes Aquarium. The new West Windermere Way is also within walking distance and is a accessible off-road trail which links up Newby Bridge (The Swan Hotel) and Lakeside, and further north to Finsthwaite and the Lakeside YMCA with further plans to extend north in the future. Grizedale Forest and then the rest of the southern Lake District are also only a short driving distance away and being only a mile from the A590, Ulverston and Barrow are within easy reach. The M6 motorway is only 16 miles away meaning Lancaster is less than 45 minutes and Manchester is an hour and a half. The shop at Newby Bridge Services is handy for emergency supplies and in terms of a weekly shop and general amenities the market town of Ulverston is closest and offers a great selection of independent retailers and supermarkets (Booths, M&S Food and Aldi). Alternatively, Windermere is a short drive away which offer a range of small shops, cafes and supermarkets.



Accommodation

A covered entrance porch with slated floor. Leads to the front door and into



Entrance Hallway

Spacious hall with feature arched window, wooden flooring, and stairs to first floor.

Cloakroom

Downstairs WC, vanity unit finished with solid wood surface with inset wash basin and tiled splash back. Built in cloaks cupboard, towel radiator, mirror, wooden flooring.



Sitting Room

A characterful triple aspect living room featuring central open cast iron fireplace with decorative surround and marble hearth. The room features exposed beams, wall lighting and large window overlooking the rear garden and enjoying views East towards the fells.



Kitchen

A well fitted kitchen with an attractive range of wall and base units incorporating display lit cabinets and complementary granite worktops with inset sink unit, splash back tiling and a range of appliances including integrated dishwasher, Smeg electric range cooker and space for a standing fridge-freezer and space for microwave. There is a central island with breakfast bar and stools, finished with wooden flooring.



Dining Room

A stunning dining/garden room with large picture windows to two sides overlooking rear garden and taking in the distant fell views. The pitched ceiling with exposed beams gives this room a lovely light and airy feel making for a great entertaining space. There is a door access out to the garden, laminate flooring and wall lighting.

Utility Room

Fitted with a sideboard with plumbing for washing machine and space for dryer below. Window and access to loft space.

Snug

A versatile room currently used as a snug which could also serve as a home office, dressing room or annex living room for the adjacent ground floor bedroom which both enjoy views over the fields and woodland opposite. Finished with wooden flooring.



Bedroom

Good sized ground floor double bedroom with inset ceiling lighting, window to the front aspect and en-suite shower room comprising shower cubicle, pedestal wash basin and WC. Attractive tiling to walls, ladder heated towel rail, inset ceiling lighting and skylight.



First Floor

Landing with a window with stained glass detailing, built in shelved linen cupboard housing hot water cylinder.

Bedroom One

Good sized double bedroom enjoying a pleasant outlook over fields and woodland to the front. The bedroom is fitted with built in double wardrobes.

Bedroom Two

Double bedroom or twin bedroom with pleasant views to the front over fields and woodland.

Bedroom Three

Double bedroom with outlook to rear enjoying views of Staveley Fell. Loft access hatch which is boarded and has a light.

Bedroom Four

A single bedroom or ideal office or hobby room with views to woods and hill beyond.

Shower Room

Shower room comprising of curved shower cubicle with chrome fitted raindrop shower over and hand attachment, WC and vanity unit with wash basin complimented with mirrored cabinet and heated towel rail. Finished with tiling to both the floor and walls.





Outside

Well maintained gardens surround the property with a two tiered rear garden enjoying a large, paved terrace to the upper level and a lawn and pathways surrounded by well stocked beds and borders with a variety of established shrubs and flowering plants and some mature trees. To the side of the property is a timber garden shed with electric. From the rear a large undercroft can be accessed and 2 other useful undercrofts for storage with limited head height, electric light and power and a recently installed oil fired central heating boiler.

The front garden is neatly landscaped with a shaped lawn and bedded borders with a variety of trees and shrubs, hiding the concealed oil tank. The gated driveway offers plenty of parking for several vehicles and turning space.

Services

Mains electricity and water. Oil fired central heating to radiators. Drainage to private septic tank.

Council Tax Band

F

Tenure

Freehold.

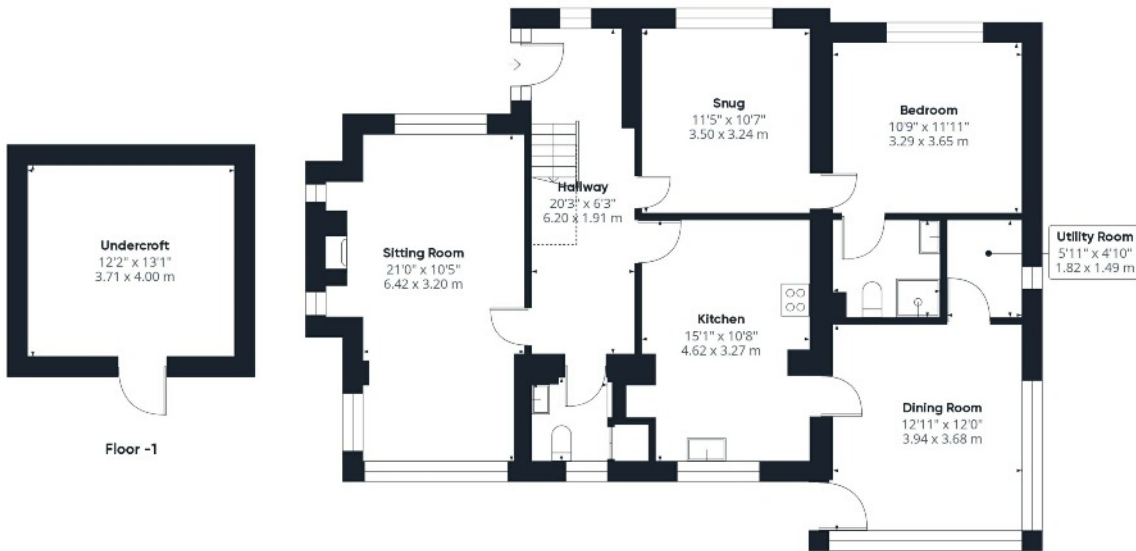
Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 220 Mbps available as per Ofcom website.

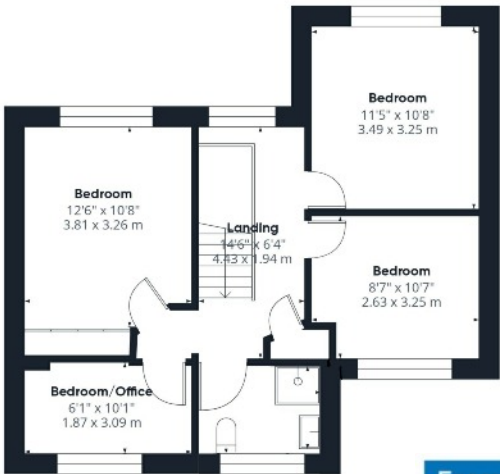
Directions

Leave the A590 at Newby Bridge and turn onto the road 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 and passed the entrance to Landing Close and High Firs is the next drive on the right with gates onto the drive.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1705 ft²
158.4 m²

Reduced headroom

176.54 ft²
16.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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.