



Beulahland

5 Wynlass Park, Windermere, Cumbria, LA23 1ET

Guide Price £550,000

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5 Wynlass Park, Windermere

Opportunity arises to purchase this well-proportioned two-bedroom detached bungalow located in the well-regarded area of Wynlass Park. Enjoying a sunny aspect which boasts impressive views over the Lakeland fells, this charming property occupies a generous and neatly landscaped plot and offers gardens to the front and rear with a private drive for plenty of parking as well as an integral garage with undercroft. This comfortable and well-designed home which has been well maintained over the years has two double bedrooms with views over the rear garden along with two bathroom suites. The bungalow has a good-sized living room with a large picture window boasting impressive views over the Lakeland fells. There is also a door onto the balcony and an open fire place.

The generous gardens that surround the property have an abundance of mature shrubs and hedges which are a delightful feature. A private terraced patio area to the rear of the property takes in views of the attractive gardens and is the perfect spot to enjoy a morning coffee. Being well-positioned to enjoy the sun all through the day, this inviting home and garden of Beulahland offers lots of potential for you to put your own stamp on or perhaps extend, like some of the neighbours have done.

Wynlass Park is a well established and sought after residential area. The property is in an ideal, peaceful position in the quiet cul-de-sac with a lovely sunny aspect and with a good sized, sheltered rear garden. St Mary's Church and health centre are within a couple of hundred yards and Booths supermarket, bus routes, rail station and the varied shops of Windermere village is a 15 minute walk.





Accommodation

Accessed from the rear elevation with stone steps into an

Entrance Hall

A step up to the entrance porch takes you to the solid wood front door which leads into a vestibule where an inner glazed door then opens into the hallway which has a built-in cupboard and a further door that leads through to the

Living Room

This good-sized and well-proportioned living room has a large UPVC picture window that allows the light to flood in and frames the stunning views of the Lakeland fells including Conistown Old Man in the distance. A glazed door gives access to a balcony which also enjoys views of the delightful gardens. There are two radiators, a TV and phone point. An electric fire is currently in place in the stone surround fireplace and matching hearth but a log-burner or open fire could easily be installed for cosy winter evenings.

Kitchen Diner

This traditional style open-plan kitchen diner has a good range of wall and base units that are finished in white with modern part tiles to the walls and laminate work tops. The kitchen includes an integral dishwasher, fridge/freezer, electric oven and electric hob with an extractor fan over. Another large picture window overlooks the garden and the Lakeland fells beyond and is where there is an ideal area for a dining table and chairs to enjoy these incredible views. A UPVC door opens to the outside where a useful utility room with boiler, washing machine and attic store can be found.





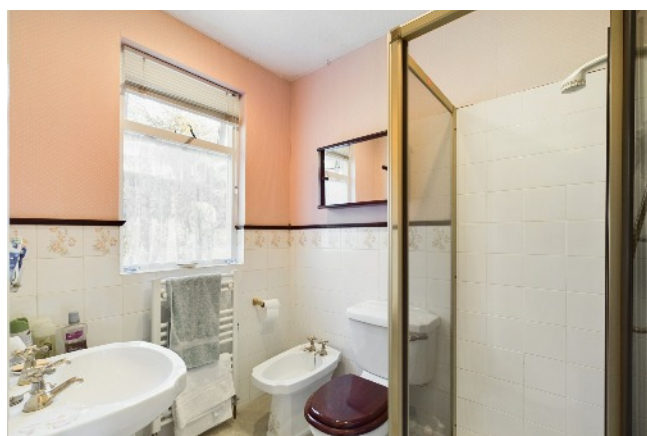
The hallway leads through to:

Bedroom One

A generous double bedroom with a radiator and built-in wardrobe, drawers and dressing table. The large UPVC window enjoys pleasant views of the garden to the rear.

Ensuite Bathroom

A cream three-piece suite comprising WC, pedestal wash basin and panel bath, together with a UPVC double glazed window to the side. There is part-wall tiling and a built-in airing cupboard.



Bedroom Two

A comfortable double bedroom overlooking the rear gardens. There is a fitted wardrobe offering substantial storage and a radiator.

Shower Room

A good-sized shower room comprising WC, pedestal wash basin, bidet and walk-in shower together with a UPVC double glazed window to the side.





Outside

The property sits on a large generous plot that encapsulates the property. Lawned areas surrounded by mature hedges, shrubs and gravel pathways make this a tranquil garden, encompassing a small pond for the local wildlife, peaceful spots to sit, plenty of space for entertaining and incredible views from the house and balcony.

To the side and rear of the property, borders are filled with spring bulbs, perennials and mature shrubs and bushes that provide colour throughout the year. Stone steps lead to the top of the garden where a gate takes you directly onto the Hoo Lane and up to the impressive views of Orrest Head. Terraced areas at the back and front of the property as well as the balcony offer perfect areas to sit and dine alfresco whilst enjoying the incredible backdrop of the Lakeland fells. A level tarmac driveway leads to the front of the property and offers parking for several vehicles. Integral to the property, the garage sits under the house with ample space for a car and access at the rear to a large undercroft storage area.



Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

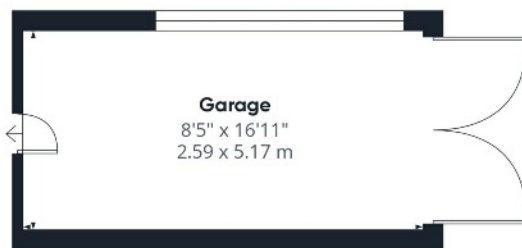
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Directions

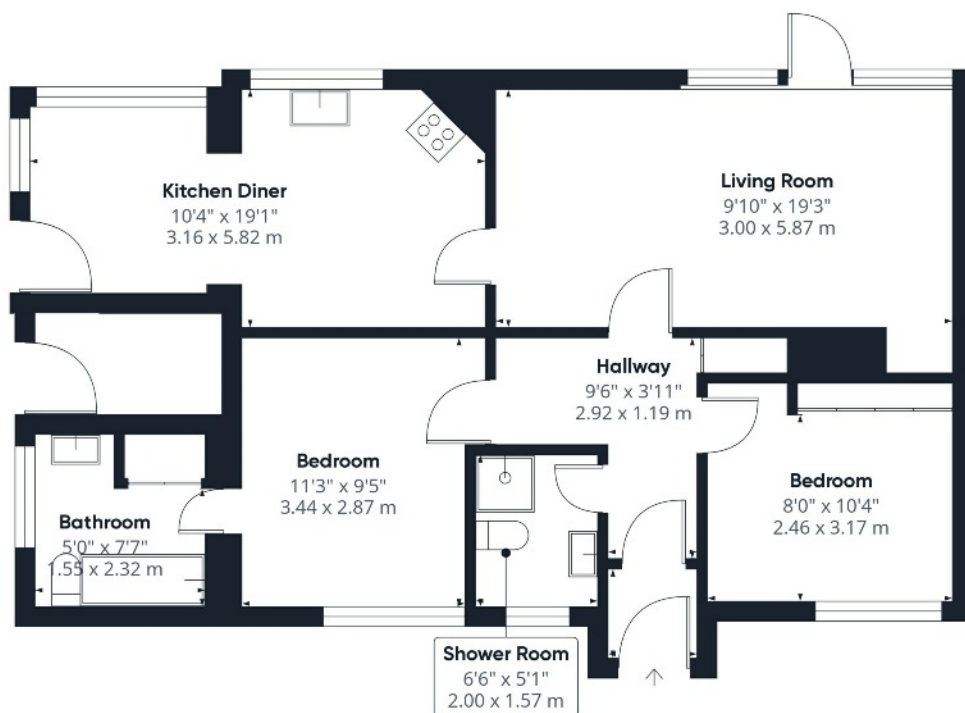
From our Windermere office head back through the village on Main Road, continuing to the junction with A591. Turn left and continue for approximately 450yds and turn right on to Wynlass Park. Continue up the road and number 5 can be found at the head of the cul-de-sac.



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (91-91) A | | |
| (81-90) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor 0



Floor 1

MATTHEWS
BENJAMIN

Approximate total area¹⁾

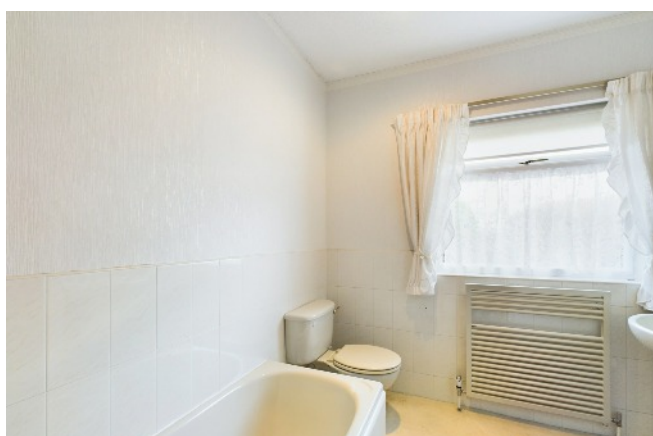
897.6 ft²
83.39 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.