



# Oakghyll

Thornbarrow Road, Windermere, LA23 2DQ

Guide Price £485,000



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Oakghyll is a large, impressive Lakeland stone-built property, originally part of a larger residence which was originally divided up into two dwellings and later a third was added. Oakghyll has maintained a lot of its original features including high ceilings, sash windows, deep skirting boards and coving. This property offers lots of scope to upgrade the fixtures and fittings and put your own personal stamp on it. The current accommodation is spread over three floors and briefly comprises of two double bedrooms and three single rooms, large kitchen diner, large sitting room, two bathrooms and a conservatory. Outside is a private driveway with parking for several vehicles, outdoor storage room and a terraced patio area at the front. The property will appeal to a wide range of buyers including those looking for a holiday let, second home or indeed a permanent residence.

Oakghyll 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 village. Both thriving and bustling villages offer a wide variety of amenities, shops, cafes and restaurants as well as a theatre. For everyday requirements, there are a bus route, doctors surgery and primary school within walking distance of the property.







### Accommodation

From the driveway at the rear of the property double exterior doors lead into

### Porch

With a tiled floor, a great area for muddy boots and wet coats. There is additional fitted storage cupboards with shelving.

### Downstairs Bathroom

Recently renewed this bathroom comprises of a four piece suit in white which includes a bath, corner shower cubical with sliding doors, hand basin with mirror over and loo. In addition to the window is a wooden Velux window. There is a heated towel rail.

### Kitchen Diner

A large family sized room, with ample wall and base units with laminate work tops. A large window with stainless steel sink unit beneath. Stove four ring gas hob with oven and grill below and an extractor fan over. There is an integral fridge freezer and a washing machine and dishwasher. Wall mounted Vaillant boiler, radiator and under stairs storage cupboard.



### Sitting Room

An excellent room with high ceilings, coving and an alcove with built in shelves. There is a wood burning stove set on a slate hearth and two radiators. There is a window and a door at the side which lead out to the conservatory.

### Conservatory

A lean-to conservatory, with a door out to the patio area, Tiled floor and large enough to accommodate a small table and chairs.





Stairs go up from the kitchen to the first floor landing which has a radiator

### Bedroom One

Large double bedroom with high ceilings and coving. A large original sash window has a pleasant aspect and looks out to the front of the property. Fitted radiator.

### Bedroom Three

Single room at the rear of the property with a radiator.

### Bathroom

A four piece white suite comprising of bath with shower over, hand basin with storage under, WC and bidet. Walls are fully tiles and there is a ladder style radiator and a window with obscure glass.



Stairs go up from landing to second floor landing, which has a large airing cupboard with the hot water tank and shelving.

### Bedroom Two

Located at the front of the property, this large double bedroom has high ceilings and coving. There is a window overlooking the front and offering fell views in the distance. Double fitted wardrobes with hanging rails, radiator.

### Bedroom Four

Good size single room, which currently has bunk beds in. With a Velux window and a radiator.

### Bedroom Five

Single room with a small fitted storage cupboard and shelf. Dormer window over looking the rear of the property. Radiator.







### Outside

Private driveway and parking for several vehicles. Stone outdoor storage area with tumble dryer and wood store. There is a raised area with stonewall planted with mature shrubs. To the front of the property is a paved seating area and a pathway with narrow planted borders and a gate out onto the street.

### Services

All mains services connected gas central heating

### Tenure

Freehold.

### Council tax band

E

### Internet Speed

Superfast speed of 49 Mbps download and for uploading 8 Mbps as per Ofcom website.

### Directions

From Windermere head towards Bowness on the main road (New Road then Lake Road). After the pelican crossing turn left into Thornbarrow Road. Continue up the road until you pass the left hand turn for Princes Road, continue up and the driveway to Oakghyll can be found on the left hand side.





Floor 0



Floor 1



Floor 2

#### Energy Efficiency Rating

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

MATTHEWS  
BENJAMIN

#### Approximate total area<sup>(1)</sup>

1481.32 ft<sup>2</sup>  
137.62 m<sup>2</sup>

#### Reduced headroom

39.6 ft<sup>2</sup>  
3.68 m<sup>2</sup>

(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 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.