



Zinc House

Annisgarth Drive, Windermere, LA23 2HD

Guide Price: £475,000

MATTHEWS
BENJAMIN



ZINC HOUSE

ANNISGARTH DRIVE, WINDERMERE

A rare opportunity in the heart of the Lake District National Park to purchase a newly built one off zinc clad timber framed detached home with contemporary and unique fixtures and finishes throughout yet incredibly warm and welcoming. Attention to detail is clear, blending design, function, and metal artistry to showcase magnificent open plan living at its best with a combination of double height living spaces and cosy seating areas alongside a sleek black kitchen with integral island unit all flooded with light from the full height sliding windows and doors and skylights. There are two potential bedrooms, the first leading off the living room, ideal as a double bedroom or study with sliding doors opening onto the garden. The main bedroom and four piece suite bathroom are on the first floor accessed via a black painted steel staircase and gallery landing. In addition, there is clever storage built in throughout, a handy downstairs toilet facility and adjacent Corten storage shed. Outside there is a peaceful and private patio garden, with suntrap alfresco dining and BBQ area and gated private parking for two cars with plenty of on street parking outside the house.

Located in the popular residential area of Annisgarth, situated on the edge of the village between Windermere and Bowness within easy walking distance of a range of shops, restaurants and cafes, schools and transport links and one of the best features of this property is it's semi-rural location with footpaths to open country walks over Matson Ground to School Knott and Brant Fell and the Dalesway right from the doorstep.





Accommodation

Entering the property from Annisgarth Drive, the Corten gates open to reveal the impressive zinc clad façade, and two car parking spots.

Open Plan Living Dining Kitchen Space

Through the large front door, step into the open plan living dining and kitchen, cleverly designed to incorporate a grand double height dining space to entertain in as well as cosy seating areas to relax in. The double height ceiling stretches over the dining and kitchen area with two generous skylights allowing natural light to flood the space along with glazed sliding aluminum doors allowing the home to flow beautifully between indoors and outdoor living. The dining area gives way to the sharp lines of the black kitchen cabinetry and integral island accessorized with bronze handles and flamed granite worktops, the kitchen is complete with in-built oven, microwave, fridge freezer and dishwasher and plenty of storage.

The living area framed by the textured Corten wall panels, leads to the cozy seating area with a media storage wall of base units finished in Corten. The entire living area is finished with ceramic floor tiles and well-lit by inset ceiling lights and finished off by coordinating black light and plug sockets. The living area has a backdrop focal black powder coated steel staircase that leads upstairs.

Bedroom Two

Adjacent to the kitchen on the ground floor is a handy study or second bedroom with Aluminum sliding door opening to the patio garden. Sliding doors behind the large map décor, offers either wardrobe space or a useful space to hide bits and bobs. There is also a handy inset metal bookcase.

Utility Store and Cloakroom

Just off the living room is a utility storeroom as well as separate WC finished with an entertaining original hand decoupage wall covering.

First Floor

Climb the black painted steel staircase to the first floor, where you are greeted by an open gallery landing finished with hand forged steel metalwork to one side and a glazed balustrade to the other, allowing in plenty of light and allowing you to gaze out over the double height living space and toward the large skylight and rooftop views.

Main Bathroom

Finished in a unique waterproof Tadelakt plaster, a Moroccan form of lime-based plaster which has been used to create a seamless waterproof finish to the walls as well as carving out the large bathtub and separate shower. The large, glazed shower has a waterfall shower head and black hand shower attachment. The bathroom is complete with WC, heated towel rail and wash basin with storage built in.

Main Bedroom

A spacious double bedroom designed to make the most of the stunning Lake District scenery using tall picture windows and doors to the Juliette balcony to take in the views. The bedroom also has space for freestanding furniture in addition to ample storage found in the eaves and the built-in wardrobe.





Outside

Tranquil gardens front the property and have been cleverly designed with function in mind using burnt orange Corten to create raised borders full of seasonal flowers and shrubs that surround a Lakeland slate chipped patio area ideal for alfresco living. The large aluminum sliding doors from the home open up and create a seamless blend between the living space and garden making it a sociable home for gatherings with friends and family or weekend BBQ.

The artistic orange burnt Corten gates lead into the parking area, for two cars, in front of the home. To the side of the property is a bespoke Corten storage shed offering excellent storage for bikes and gardening equipment.

Tenure

Freehold. Please note the property is subject to a local occupancy clause, restricting the property to a permanent home to a purchaser with a local connection to the area. Please ask the agent for further details.

Services

Mains gas, water, drainage and electric connected. Gas central heating to wet underfloor heating system on ground floor and radiators on first floor. Solar panels installed and heat the water.

Council Tax Band

E

Internet Speed

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

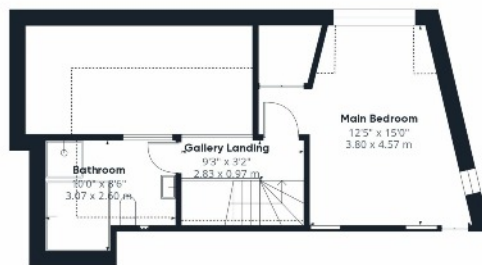
Directions

From our Windermere office follow the Lake Road heading towards Bowness, approaching the Police Station take a left turn into Craig Walk. Continue up Craig Walk to the top of the brow turning left into Annisgarth Drive, follow the road along and the Zinc House can be located on the right hand side.

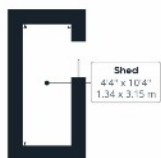




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1026.22 ft²
95.34 m²

Reduced headroom

60.42 ft²
5.63 m²

(1) Excluding balconies and terraces

Reduced headroom

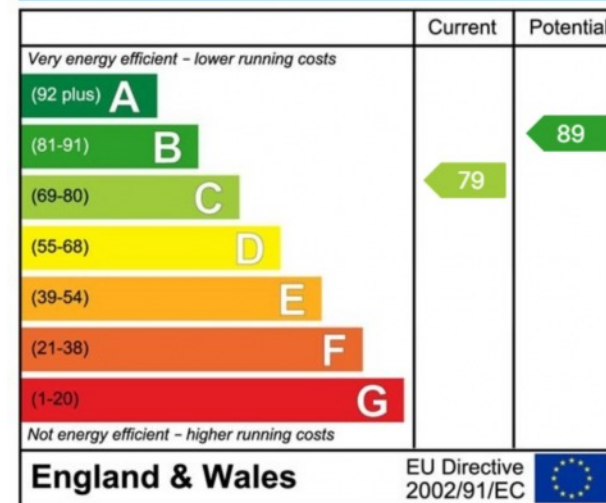
..... Below 5 ft/1.5 m

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.

GIRAFFE 360

Energy Efficiency Rating



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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