



12 Old College Park

Phoenix Way, Windermere, Cumbria, LA23 1BZ

Guide Price £625,000

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Phoenix Way, Windermere

An opportunity has arisen to purchase 12 Old College Park, a beautiful three bedroom home in a fantastic location, quiet and secluded yet within a few minutes walk of the village centre. Converted in the late 1990's by renowned local developers New Brunswick Properties, No. 12 forms part of the original college building of solid stone with a local slate roof, with natural sandstone lintels and sills giving a most attractive appearance. The property offers excellent light and spacious accommodation which briefly comprises of living room, snug, fitted Shaker-style kitchen and cloakroom to the ground floor. To the first floor there are three bedrooms, one with an en suite bathroom, and a further family bathroom. There is a range of built-in storage facilities and gas central heating throughout. Outside the property there are two parking spaces and a separate garage and level, easily maintained gardens to both the front and rear with several patio areas and a shed.

The location of 12 Old College Park is one of the reasons why this small residential area is so well regarded and sought after. A short level walk along Old College Lane or across Phoenix Way brings you into Ellerthwaite Square and the centre of the popular Windermere village with a good range of shops, cafes, restaurants and Booths supermarket. St Mary's Church, the health centre and Windermere rail station are also close at hand. This idyllic location combines a secluded setting with the convenience of being just a few minutes' walk to the village centre, and a 15 minute stroll down to the lake shore at Miller Ground.





Ground Floor

Attractive entrance porch with space for shoes and coats and a door into entrance hall.

Hallway

Large central hallway with intruder alarm, giving access to staircase to first floor.

Cloakroom

Separate downstairs facility with WC and pedestal wash basin, and part tiling to walls. Timber double glazed window. There is also an useful under stairs storage cupboard.

Kitchen Diner

An attractive Shaker-style kitchen offering a wide range of wall and base units and stone work surfaces with inset stainless steel sink unit and splash back tiling. Space for freestanding dishwasher, fridge freezer and washer dryer (included). There is an Aga with an extractor fan over, laminate flooring and an aspect over the front garden via large timber double glazed window.



Snug

A lovely dual aspect room with a vaulted ceiling, a stained glass circular window on the gable end and exposed beams and double internal doors so that you can close this space off from the kitchen diner if required. Double doors open out into the garden. This room would make an ideal home office or playroom.

Living Room

A most attractive light and airy double aspect room with pleasant open aspect over the front garden from the large window in addition to the double glazed doors leading out to the front of the property. Ample room for a family sized dining table. There are ceiling lights, TV and telephone point. Coving to the ceiling and a radiator.





First Floor

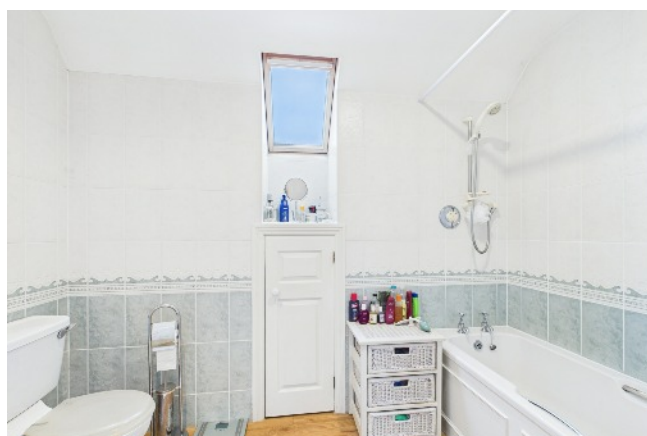
Stairs lead up from the hallway to the first floor landing, which is a large area with a window, loft access hatch, an airing cupboard that houses the boiler and a double storage cupboard that is shelved out.

Bedroom One

A large double bedroom with built in double wardrobes, timber double glazed window, offering pleasant views over the garden towards Phoenix Way. TV and telephone point, coving to the ceiling and a radiator.

En suite

Fully tiled en suite bathroom comprising of a bath with shower over, pedestal wash basin and WC. Inset lighting, extractor fan, ladder style radiator, fully tiled walls, under eaves storage cupboard and timber double glazed window.



Bedroom Two

A double bedroom with a timber double glazed window offering pleasant views over the garden towards School Knott.

Bedroom Three

Good sized single room, with a built in double wardrobe and timber double glazed window that looks out over the garden to the Close and hills beyond.

Bathroom

Fitted with a modern three piece white suite of bath with shower over, WC and pedestal wash basin. Window onto the side of the property, tiled walls, laminate flooring, radiator, extractor fan and inset lighting.





Outside

To the rear of the property there are two allocated parking spaces conveniently positioned directly by the main door, in addition to the garage which is located at the bottom of the driveway below the Old College building. A lovely terrace area runs along the back of the property and offers plenty of space for outdoor furniture and seating. There is a lawn area and a raised border with mature bushes and plants and a natural rock area. There is a wooden storage shed and a further patio at the end of the lawn that makes the most of the sunshine. To the side and front of the property are a mixture of both lawn and planted borders.

Tenure

The house is freehold. The garage is leasehold.

Services

All mains services are connected along with gas central heating.

Council tax band

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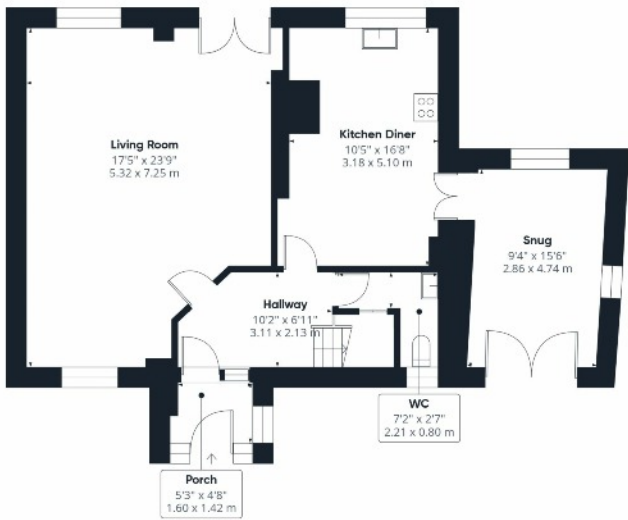
Broadband Speed

Ultrafast speeds potentially available of 1800 Mbps download and for uploading 220 Mbps.

Directions

From Windermere proceed out of the village to the A591 towards Ambleside and immediately before St Mary's Church bear left at the Ravensworth Hotel on to Phoenix Way. Proceed down the hill and take the right turning into Old College Park. Pass the Phoenix Centre and take the next driveway on the left, immediately after the garages. No. 12 is at the top of the driveway to the right hand side, with two designated parking spaces.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1460 ft²
135.6 m²

Reduced headroom
3 ft²
0.3 m²

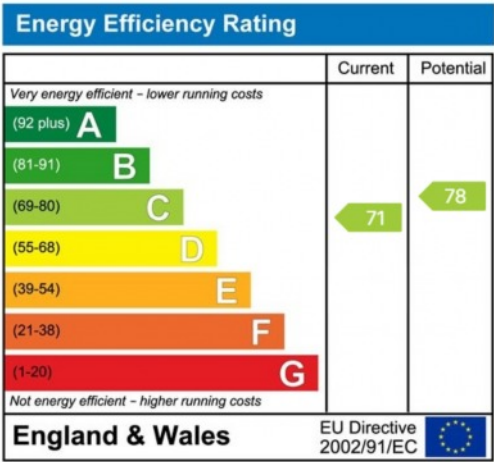
(1) Excluding balconies and terraces

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 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.