



1 Thornbarrow Road
Windermere, Cumbria, LA23 2EW
Guide Price: £675,000

MATTHEWS
BENJAMIN



1 Thornbarrow Road

Windermere, Cumbria

Opportunity to purchase is a semi-detached three bed roomed house with a self-contained ground floor one bed apartment known as The Snuggery with its own kitchen and shower room. The property has been beautifully renovated in recent years and both are neutrally decorated to an excellent standard. The Snuggery is currently a successful holiday let via AirBnB by the owner and attracts an income of circa £43,000 per annum.

The main house is accessed from the street via a few steps, accommodating a hallway leading into an open plan kitchen/living area with a utility and WC leading off. Upstairs there are three bedrooms, one being an attic conversion on the top floor and a generous family bathroom and storage cupboards.

The ground floor apartment has a spacious light and airy living area combining a sunny dining area, sitting area, and fitted kitchen. To the rear is a bedroom and ensuite shower room.

Situated in the peaceful residential setting on Thornbarrow Road, midway between the villages of Bowness and Windermere providing only a short stroll to either villages.

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





Entrance Hall

PVC front door with frosted glazed window beside leading into a pleasant light entrance hall with built in storage cupboard.

Open Plan Kitchen/Living Room

A fantastic open plan living space with plenty of natural light provided by PVC sash style windows on three sides including a bay window to the front aspect. A combined living space with a sitting area to the front focused on a log burner set into the original fireplace with slate lintel and hearth. The living area continues with the same wood effect laminate flooring into a generous dining and kitchen area and with a alcove area ideal for a desk or large sideboard.

Kitchen

A splendid shaker style kitchen with a range of base units topped with a solid oak worktop incorporating a sink and drainer unit and above are two solid oak wall shelves on metal brackets to match. The kitchen incorporates a range of appliances including an electric oven, electric hob with extractor hood over, dishwasher and under counter fridge freezer. Off the kitchen area is a useful build in storage cupboard and access to a separate utility with WC and wash basin.

Utility Room/WC

A combined utility room and downstairs WC. There is a WC and a hand wash basin with storage under, a heated towel rail and a plumbing and space for a washing machine and dryer or spare fridge/freezer.

First Floor

Stairs from the front hall lead up to the first floor landing, there is a cupboard housing the new gas fired Worcester combi boiler and two separate under stairs storage cupboards.

Bedroom

The main bedroom at the front of the property, taking in an aspect of the street via two PVC sash style windows. This a generous size double bedroom with decorative fireplace nook and impressive high ceilings.

Bedroom

A double bedroom at the rear with a window out of the side aspect. Ample space for a wardrobe and double bed.

Bathroom

A family sized bathroom with three piece suite comprising of curved panelled bath with shower over, vanity unit with wash basin and WC inset. The bathroom I finished with tiling to backsplash areas, LVT flooring and a radiator.

Second Floor

An attic conversion offering a double bedroom area with three Velux Windows fitted with blinds. There is also access to the eaves areas for storage on both sides. Please note this area does have some restricted headroom and is open to the stairs with no door.



The Snuggery

A delightful one-bedroom annex under the main house with its own front door. A modern and beautifully designed space which comprises of an open plan fitted kitchen, dining and sitting area. A separate large double bedroom, with a window and an ensuite shower room fully tiled with a large walk in shower with dual shower head, WC and hand basin. Outside there is a pleasant area to sit and enjoy a morning coffee. All furniture to be included in the sale.





Outside

To the front of the property is a patio area in front of the main house with a Lakeland stone wall surrounding. To the side there is private off road parking and a large timber storage shed with a gate adjacent leading to The Snuggery which has its own rear patio garden.

Services

Mains gas, water, electric and drainage, PVC double glazed windows and gas fired central heating to radiators.

Tenure

Freehold.

Council Tax Band

D for the main house.
Business Rates for The Snuggery
Rateable value of £1,700 with an amount payable of £848.30 for 2024/25. Small business relief may be available depending on the circumstances of the new owners.

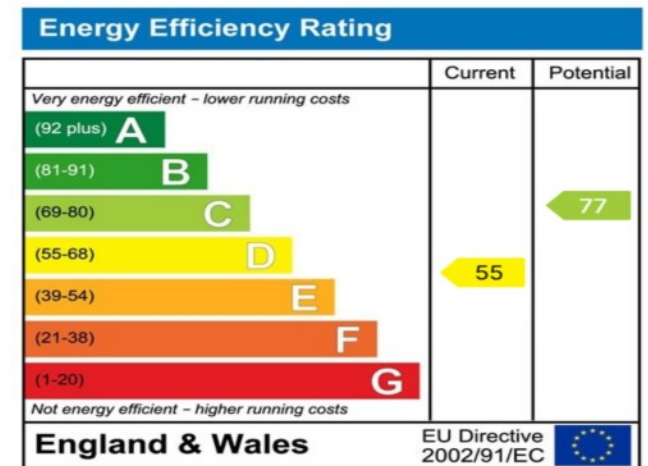
Internet Speed

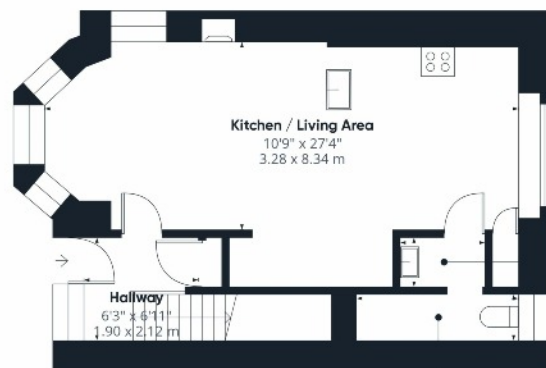
Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

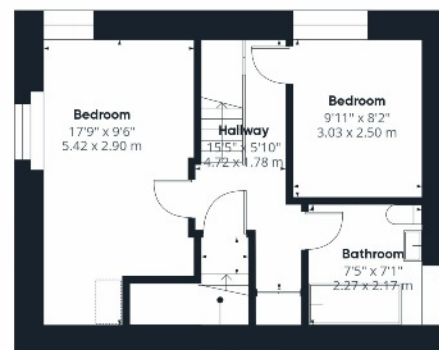
From Windermere proceed towards Bowness on New Road continuing as Lake Road bearing left opposite Goodly Dale School. The property can be found a short way up on the left.

There is planning in place approved 26th March 2021 under ref: 7/2021/5116 to state that a 2 story extension with alterations would be permitted

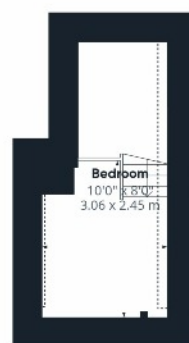




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1435.04 ft²

133.32 m²

Reduced headroom

13.12 ft²

1.22 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.

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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.

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