



# 1 Old Collage Cottages

Phoenix Way, Windermere, Cumbria, LA23 1BZ

Guide Price £675,000



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Phoenix Way, Windermere

An original Lakeland stone-built property, thoughtfully developed with care and style to create a spacious and highly comfortable four bedroom home, offering a broad appeal to a wide range of buyers.

Presented to a high standard throughout it has character and style that combines with good quality fittings and benefits from good insulation, double glazing and gas central heating with added gas fire in lounge. Outside the property there are two parking spaces, a separate garage and attractive, level gardens surround the property, including a very pleasant rear area which offers a sunny aspect and a surprising degree of shelter and privacy.

The location of Old College Cottages is an excellent, quiet neighbourhood and 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 popular Windermere village, with a good range of service shops, cafes and restaurants, and Booths supermarket. St Marys Church, health centre and great transport links via bus and train.





## Accommodation

### Entrance Porch

A good size and attractive entrance to the property with slate floor finish.

### Reception Hall

A very spacious hallway giving access to staircase up to the first floor.



### Lounge

An excellent, well proportioned reception room including a newly replaced gas fire with slate hearth and stone surround, access to rear garden and original beam adding character to the room.



### Dining Kitchen

A bright, triple-aspect room offering generous space for large dining table. The kitchen is a modern design and features Karndean flooring, an excellent range of wall and base units with granite worktops, sink unit, an integrated fridge freezer, NEFF oven and microwave, NEFF induction hob with extractor over, and an integrated Lamona dishwasher.



### Snug

Originally part of the dining room, this space has been thoughtfully converted to include a snug and a separate utility area. With the potential to be converted back into a dining room or used as a fifth bedroom, this versatile space now provides a peaceful spot for reading and relaxation.



### Utility

This convenient utility room, traditionally part of the dining space, is equipped with wall and base units, a stainless steel sink, and plumbing for washing machine and tumble dryer. It also accommodates the Worcester boiler, consumer units and the alarm box.



### Shower Room

From the utility is a practical modern shower room comprising of pedestal washbasin with vanity unit, WC, separate shower, separate shower with fully tiled cubicle and heated towel rail.



## First Floor

A spacious and bright landing area. Leading to;



### Bedroom One

A spacious double bedroom with windows on three sides, allowing an abundance of natural light to fill the room. The original circular window has been retained, and the room is fitted with built in wardrobes, ample storage and access to loft space.



### Ensuite Shower Room

This modern ensuite shower room compliments the bedroom, with rainfall shower cubical, WC, pedestal washbasin with vanity unit, both flooring and walls are fully tiled, heated towel rail and wall mounted cupboard.



### Bedroom Two

Bedroom two is generous double, featuring built in wardrobe and cupboard, complimented by a modern fully tiled ensuite shower room.

## Ensuite Shower Room

Another modern ensuite shower room, with rainfall shower cubical, WC, pedestal washbasin with vanity unit, fully tiled flooring and walls and heated towel rail.



### Bedroom Three

This charming double, presently arranged as a spacious single, includes a built in wardrobe and cupboard, loft access, and enjoys glimpses of the Langdale Pikes.



### Bedroom Four

This versatile room is currently used as a home office, yet could easily function as a single bedroom, again enjoying far reaching views of the Langdale Pikes.



### Bathroom

A beautifully designed bathroom, comprising of a bath, WC, washbasin with vanity unit. Fully tiled walls and floors are enhanced by a large Velux window, flooding the room with natural light.





### Outside

Are two paved private parking spaces to the front of the property. The level garden areas have been professionally landscaped for ease of maintenance to the front and rear. A single garage is located separately to the property. There is also a paved seating area to the rear alongside the lawn with external tap. The front garden is serviced with power and water, a gate from the rear garden leads onto Old College Park.

### Services

All mains services connected. Gas fired central heating. UPVC double glazed windows and doors throughout

### Tenure

Freehold

Garage is leasehold with a ground rent of £35 per annum.

### Council Tax Band

F

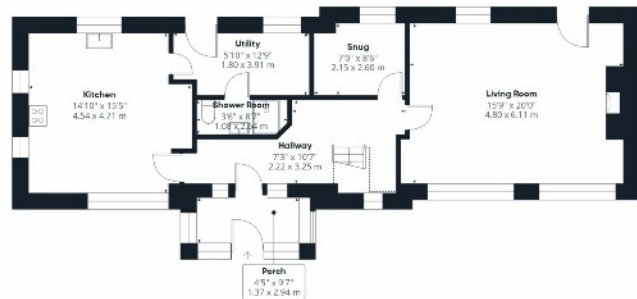
### Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/).

### What3Words

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1815 ft<sup>2</sup>

168.9 m<sup>2</sup>

Reduced headroom

35 ft<sup>2</sup>

3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.