

To Let

Short Haul, Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA

Edwin
Thompson



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A spacious detached home with a generous garden, occupying an enviable position on one of Windermere's most sought-after residential roads, which has undergone a complete refurbishment programme. Short Haul provides a traditional Pattinson property, offering four bedrooms over ground and first floor, study, two bathrooms, spacious living room and kitchen/dining room, presented to an excellent standard.

Detached four-bedroom property

Peaceful residential setting

Large private garden

Newly upgraded private driveway with parking space for several vehicles

Recently fully refurbished throughout

Modern newly installed kitchen and bathrooms

Contemporary, high-quality interior finish

Inset log burner

Ready for immediate occupation

£2,000 PER CALENDAR MONTH

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Property Overview

The property offers well-proportioned and flexible accommodation, making it an excellent home for families or those seeking a spacious base from which to enjoy the Lake District. Its detached position provides a good degree of privacy, whilst the location combines the convenience of being close to Windermere with a peaceful residential environment.

A particular feature is the large garden, which provides an excellent outdoor space for relaxing, entertaining and family use. The generous grounds are an increasingly rare benefit for a rental property in such a desirable location and complement the house particularly well.

Location

Short Haul presents an excellent opportunity to rent a substantial detached home in one of the Lake District's most sought-after areas, with Windermere, Bowness and the surrounding countryside all within easy reach.

Old Hall Road is a highly regarded residential road on the edge of Windermere, characterised by attractive individual homes and generous gardens. It enjoys a peaceful setting whilst being conveniently placed for the amenities of Windermere village and the neighbouring town of Bowness-on-Windermere.

Windermere offers a good range of everyday amenities including independent shops, cafés, restaurants, pubs and local services. Bowness provides a wider selection of leisure, dining and visitor attractions, together with easy access to the shores of Lake Windermere, England's largest natural lake.

The surrounding Lake District countryside provides exceptional opportunities for walking, cycling, boating and other outdoor pursuits, with the fells and lakes of the National Park close at hand. Despite its rural setting, Windermere has good road and rail connections, with the A591 providing access to Ambleside and the wider Lake District, and the railway station offering connections via Oxenholme to the national network.

Accommodation

Internally, on the ground floor the property briefly comprises an entrance hall leading to a study, living room, kitchen/dining room, a family bathroom and two front aspect bedrooms. Upstairs there are two generous double bedrooms and a second bathroom.

The property is unfurnished and available immediately to rent on an Assured Periodic Tenancy Agreement with a long term let preferable.

Ground Floor:

Reception Room (6.60m x 3.90m)

An attractive bay window and patio doors that overlooks the garden, new carpets, central fireplace with an inset log burner, hearth and radiator.

Kitchen (4.29m x 4m)

A spacious newly installed kitchen that provides ample storage. Vinyl flooring, UPVC double glazed bay window with a radiator below and a UPVC double glazed window overlooking the side garden above the stainless-steel sink.

Bedroom 1 (3.57m x 3.31m)

A double room with radiator, new carpet, freshly decorated and UPVC double glazed window.

Bedroom 2 (5m x 2.71m))

A double room with radiator, new carpet, freshly decorated and UPVC double glazed window.

Study (2.76m x 2.70m)

A double room with radiator, new carpet, freshly decorated and UPVC double glazed window

Bathroom 1 (2.75m x 1.63m)

A new three-piece bathroom, UPVC double glazed window, tile floor, radiator, WC and wash hand basin.

First Floor:

A central carpeted staircase provides access to the first-floor landing with doors to two bedrooms, bathroom and storage cupboards.

Bedroom 1 (3.77m x 3.70m)

A double room overlooking the garden, new carpet, UPVC double glazed window with radiator underneath.

Bedroom 2 (4.14m x 3.38m)

A double room overlooking the garden, new carpet, UPVC double glazed window with radiator underneath.

Bathroom 2 (3.08m x 1.48m)

A newly installed three-piece bathroom with a walk-in shower, tile floor, timber Velux window, radiator, wash hand basin, and WC.

Externally

Easy to maintain side and rear garden, surrounded by hedging, perfect for families and entertaining. Private drive with parking space for multiple cars.

Services

Gas central heating throughout. Mains electricity, water and drainage. The tenant will be responsible for all outgoing on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

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EPC

The property has an EPC rating of E (48).

Council Tax

We are informed by Westmorland and Furness council that the property is a Council Tax Band F. The Council Tax for the year 2026/2027 being £3,601.64

Tenancy Agreement

The tenant(s) will sign a standard Assured Periodic Tenancy Agreement prior to taking occupation of the property. A copy of the Agreement is available for viewing at the office.

Rent

A rent of £2,000.00 per calendar month, exclusive of outgoings.

Damage Deposit

A damage deposit equal to 5 weeks rental will be payable at the onset of the tenancy.

A holding deposit equal to 1 week's rental will be payable upon successful credit and referencing checks, which will then be deducted from the damage deposit payment.

Pets

Applicants must disclose whether they have any pets, and any request to keep a pet will be considered fairly and reasonably.

Viewings

Strictly by prior appointment through Edwin Thompson,

Chartered Surveyors, 23 Church Street,
Windermere, Cumbria LA23 1AQ.

Contact:

Csilla Harrowing - c.harrowing@edwin-thompson.co.uk

Tel: 01539445581

Applications

Application forms are available from the Windermere office.

What 3 Words Reference:

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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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