



Westwood

Patterdale Road, Windermere, LA23 1NQ

Guide Price £540,000

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Westwood reveals itself with well proportioned, beautifully presented accommodation stretching over three floors finished to a high specification following a recent refurbishment in 2021-2022. Dating from the 18th century, this traditional Lakeland property sits in a peaceful location at the foot of Orrest Head just a mere half mile from Windermere village, and close to the spectacular scenery and famous country pubs of the Troutbeck Valley.

Having been lovingly renovated Westwood is currently running as a successful holiday with Lakelovers and offers substantial and stylish accommodation for up to 8 people across four bedrooms, Westwood is ideal for family and friends and blends the traditional feel of wooden beams and fireplaces with comfortable and modern furnishings. The extensive accommodation comprises a dining kitchen with farmhouse style seating area, sitting room with feature fireplace and patio doors and cloakroom to the ground floor, to the first floor is a master bedroom with ensuite shower room, two further double/twin bedrooms and a family bathroom. The second floor leads up to a vaulted suite with double bedroom, dressing area and bathroom. The outside space is also highly prized and valuable parking for two cars is available in a parking bay along the private lane. A generous patio garden area offers a pleasant place to sit and dine out, with minimum fuss and low upkeep in mind, giving you more time to be out and about on the fells or sitting and relaxing, rather than weeding and mowing.

Equally suitable as a main, second or investment property; currently operating as a commercial holiday let through Lakelovers, the contents in the property are available by separate negotiation if a buyer wishes to enable the business to continue seamlessly during handover or, if you are looking for a private second home, the contents may still be useful as they will enable you to start enjoying the cottage straight away, before taking your time to put your own stamp on the interior.





Accommodation

From the private road in front of the property, a Lakeland stone wall enclose the patio fore garden and a gravel loading area and two slate tiled steps lead to the traditional solid wood front door. A traditional black outside light is positioned above the name sign "Westwood". The door opens to

Ground Floor

Dining Kitchen

Attractively fitted with shaker style fronted kitchen cabinets complimented with solid granite worktops, backed with wood painted panelling. Units extend to two walls incorporating a gas range oven and Belfast sink unit with a central contrasting island opposite finished with an oak worktop and a breakfast bar with stool seating. Integral appliances comprise washing machine and dishwasher and set into an alcove is a freestanding Smeg Fridge/Freezer. The family sized dining area is neatly tucked away in a nook using farmhouse pew style benches. There is a extractor hood over the cooker, downlighters to the ceiling, oak flooring, traditional panelling and Victorian style radiators.

Sitting Room

The front of the cottage has full height patio doors and a separate sash window so this good sized room is lovely and bright which provides a pleasant open view to the patio garden. Central to the space is a feature log effect electric stove which sits on a slate hearth with exposed red brick behind and a substantial timber mantel above complete with alcoves either side. The room also features generous ceiling height with exposed oak beams. To the rear is a large storage cupboard.



Cloakroom

To the rear of the kitchen at the foot of the stairs is a downstairs WC facility with wash hand basin, storage and panelling to the walls.

First Floor

Stairs dog leg up with a pine balustrade to a generous landing with built in cupboard and skylight providing plenty of light.



Bedroom One with Ensuite Shower Room

The main bedroom with two sash windows to the front aspect, built in wardrobes with dressing table. Ensuite to the bedroom is an attractively modern tiled shower suite with walk in shower with raindrop head, large wash basin with storage under and WC, finished with wood effect flooring and spot lighting.



Bedroom Two

A good size double bedroom with fitted wardrobes, original feature fireplace and a window seat below a sash style window.

Bedroom Three

Currently a twin bedroom with space for wardrobes and a sash style window with window seat.

Bathroom

A good size house bathroom suite comprising panelled bath with centre taps and raindrop shower head over, pedestal wash basin and WC all finished in white. The bath and sink are attractively tiled with matching white panelling to the walls and bath side complimented by a wood effect laminate floor. The bathroom is finished with Victorian style towel radiator, illuminated wall mirror, double glazed window and extractor.



Second Floor

Stairs lead straight up from the first floor landing to a landing area which forms part of the attic suite. This landing area can be used as a dressing area and has low doorways between the trusses to the bedroom and bathroom either side.



Bedroom Four

A pleasant attic bedroom with a double bed featuring exposed beams and Lakeland stone, Velux window and eaves storage down the sides.



Bathroom

The only room yet to be refurbished, this suite is in good condition comprising a panelled corner bath with electric Mira shower over, pedestal wash basin and WC. The bathroom is finished with laminate flooring and has eaves storage and Velux window.



Outside

The outside space is all to the front of the cottage with a raised flagged patio area offering ample space for dining out; this can be accessed via the patio doors from the sitting room. The remaining area is graveled and offers a parking area for off loading, this area could be utilised as further garden if landscaped and fenced in. The two designated spaces are located 20 yards down the lane, sign posted in a fenced off area for Westwood.

Directions

Leaving Windermere on the A591 take the road in the direction of Ambleside, taking your third exit when you reach the roundabout taking you on to Patterdale Road. Continue up Patterdale Road and take the next right hand turn, entering a private lane, continue straight ahead and follow the lane around, you will see the parking area for Westwood on your right hand side.

Services

All mains services connected. Gas central heating.

Tenure

Freehold.

Internet Speed

Standard download speed of 29 Mbps and upload speed of 4 Mbps.

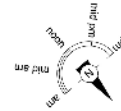
Rateable Value

£5,000. Actual amount payable £2,495. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness Council 01539 733333.

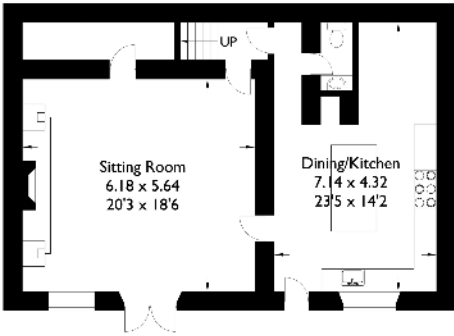


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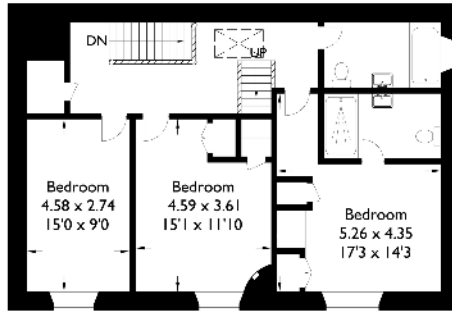
Approximate Gross Internal Area : 206.56 sq m / 2223.39 sq ft
 Total : 206.56 sq m / 2223.39 sq ft



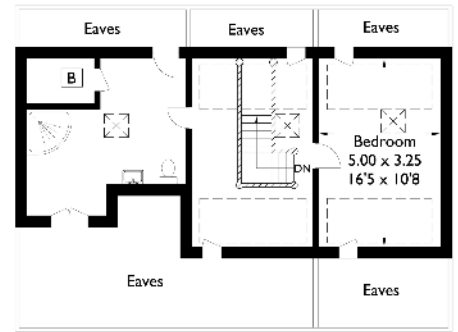
Restricted Head Height



Ground Floor

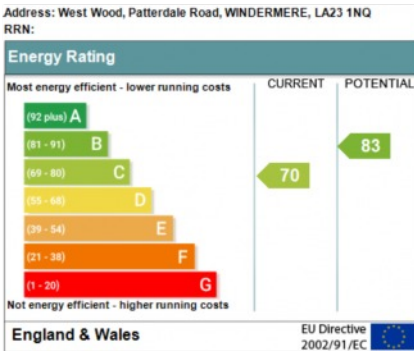


First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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 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.

