



4 Woodland Vale

Lakeside, Cumbria, LA12 8DR

Guide Price £625,000

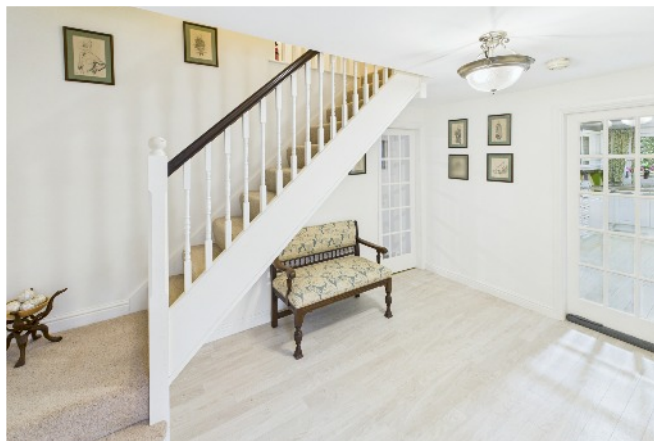
4 Woodland Vale

Lakeside, Cumbria

Tucked away in a peaceful, leafy cul-de-sac, 4 Woodland Vale is a charming detached home built in a classic Lakeland style, offering the perfect opportunity to put your personal stamp on a light-filled and spacious property. This versatile family home features a welcoming layout, including a sitting room, kitchen, dining area, downstairs cloakroom, utility room, and an integral double garage. The first floor provides a principal bedroom with ensuite shower room, two further double bedrooms, a single bedroom, and a family bathroom. A standout feature of this home is the extensive basement area, providing excellent scope for additional living space. This versatile space could become a home office, cinema room, gym, or playroom, with the added bonus of double doors opening onto the terrace. The south-facing rear garden is an absolute suntrap, perfect for outdoor living and entertaining, while the driveway and integral garage provide parking for up to three vehicles.

Situated within the Lake District National Park, Lakeside is a picturesque village on the western shores of Lake Windermere, near Newby Bridge at the southern end of the lake. Historically a steamer pier, the village developed further with the arrival of the Furness Railway in 1869, bringing additional tourism and the construction of the Lakeside Hotel. Woodland Vale is tucked away in one of the quieter corners of the village, offering a peaceful and leafy environment while remaining well-connected. The High Newton bypass now provides faster access to the M6, making commuting and exploring the National Park easier than ever. Local amenities are within easy reach: Newby Bridge Services caters for everyday essentials, and the nearby market town of Ulverston provides a fantastic selection of independent shops and supermarkets, including Booths, M&S Food, and Aldi.





Entrance Hallway

A welcoming and spacious hallway greets you, with stairs rising to the first floor and access to all ground floor rooms. Amtico flooring runs underfoot, and a generous cloak cupboard offers hanging space and shelving.



Kitchen & Dining Area

The kitchen is fitted with stylish white shaker units complemented by wood-effect laminate worktops. Integrated appliances include an Indesit double oven, a 2-ring Zanussi gas hob, a 4-ring electric hob with extractor fan, and a dishwasher. The adjacent dining area is light and airy, ideal for family meals, with ample space for a large dining table and beautiful natural light flooding the room.



Sitting Room

The sitting room is a true heart of the home, featuring a central log burner and large windows overlooking the garden. Double glazed doors open onto the balcony, creating a seamless connection between indoor and outdoor living.

Utility / Laundry Room

Conveniently located off the kitchen, this practical space provides plumbing for a washing machine and dryer, a sink, wall and base units, and houses the Vaillant boiler. A window ensures the space is bright and welcoming.



Basement Garden Room

Accessible via stairs from the hallway, the basement garden room offers double French doors opening onto the terrace, creating a versatile space perfect for a home office, gym, cinema room, or playroom. A smaller adjoining storage room adds additional functionality.



First Floor Landing

The landing provides loft access, a linen cupboard, and connects to all four bedrooms and the family bathroom.



Main Bedroom & Ensuite

A spacious dual-aspect master bedroom over looking the front of the property, featuring a large range of fitted wardrobes and an ensuite shower room, fully tiled with a shower cubicle, pedestal basin, bidet, WC, window, and ladder-style radiator.



Bedroom Two

A double bedroom, bright and generously proportioned with fitted storage.



Bedroom Three

A double bedroom, currently used as a craft room, bright and generously proportioned with fitted storage.



Bedroom Four

A single bedroom with fitted pine wardrobes, radiator, and window overlooking the front of the property.



Family Bathroom

A large, fully tiled bathroom with a wooden Velux window, comprising a three-piece suite with bath, WC, and pedestal basin, plus an airing cupboard with shelving.



Outside

The property benefits from a remote-control electric door to the integral garage, which also includes loft storage above. A tarmac driveway provides parking for two cars, with space for a third. The south-facing garden is a real highlight, offering a suntrap terrace surrounded by mature shrubs and azaleas, perfect for relaxing or entertaining. A door from the garage gives direct access to the side garden and terrace, ensuring seamless indoor-outdoor living.

Services

Mains water & electric. LPG gas central heating. Private drainage to septic tank.

Council Tax Band

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Tenure

Freehold

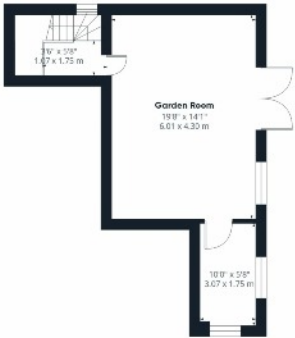
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

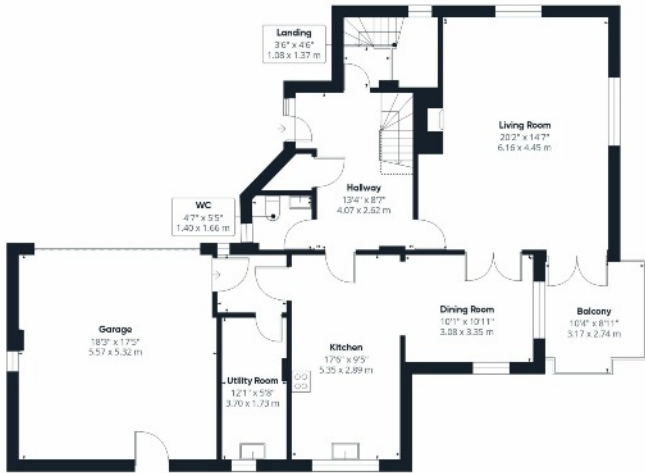
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Floor 0



Floor 1



Floor 2

Approximate total area¹⁾

2393 ft²
222.4 m²

Balconies and terraces

88 ft²
8.2 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

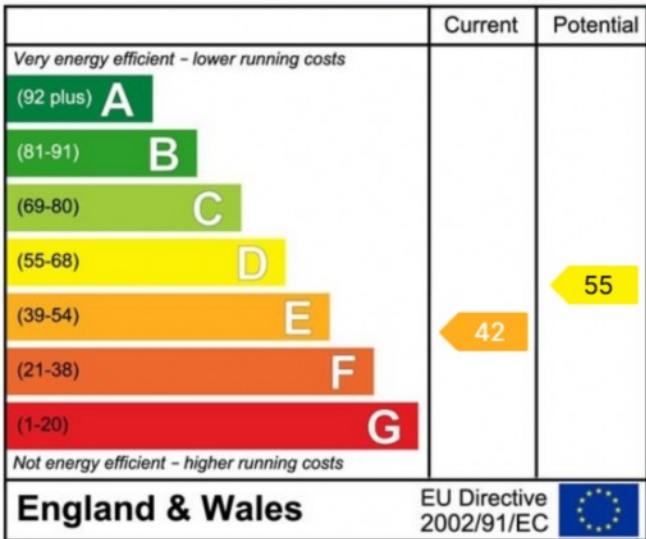
Reduced headroom

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



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.