

Windermere

£550,000

8 Lane Head, Windermere, LA23 2DW

A 3 bedroomed detached true bungalow in a good residential location close to the village amenities with delightful rear garden, attached garage and driveway parking. The property offers well planned accommodation of good sized dual aspect living room, conservatory, kitchen, 3 bedrooms (1 en-suite) and bathroom, uPVC double glazing to all main rooms and large boarded loft space.

No onward chain!

Quick Overview

- 3 Bedroomed detached bungalow
- 1 Reception room, 2 bathrooms
- Set in a quiet location
- Close to amenities and transport
- In good decorative order
- Double glazing and gas fired central heating
- Large boarded loft area with potential to convert
- Front and rear gardens
- Attached garage and driveway parking
- Superfast Fibre Broadband available*



3



2



1



D



Superfast
Fibre



Attached garage
and driveway
parking

Property Reference: W6329



Living Room



Kitchen



Living Room



Dining Area

Discover the epitome of serene living at 8 Lane Head, Windermere, where the beauty of the Lake District is right at your doorstep including a gently flowing stream, this enchanting property offers a unique blend of tranquillity and convenience, making it an ideal haven for those seeking a peaceful retreat.

As you approach this delightful home, you are greeted by a charming façade that hints at the warmth and comfort within. Step inside to find a spacious hallway with 3 handy storage cupboards all with shelving and a loft hatch with electric loft ladder, leading to a large loft area currently used just for storage but has the potential for much more and stretches right across the living space.

The spacious living area is bathed in natural light coming from two sets of patio doors at each end of the room, providing a welcoming atmosphere for both relaxation and entertaining. The living room has a remote controlled coal effect gas fire and attractive marble surround and hearth.

A bright and airy conservatory can be found just off the living room, overlooking the beautiful well kept gardens and stream and having views of the fells.

The kitchen, is equipped with top-of-the-line appliances of inset Neff double oven, built in Lamona Slimline Dishwasher and inset AEG induction hob with extractor over and space for fridge/freezer, and also having ample storage, perfect for culinary enthusiasts.

The property boasts three bedrooms. The main bedroom is generously sized featuring an en-suite bathroom incorporating WC, built in washbasin and vanity unit, bath with shower over and underfloor heating. The remaining two bedrooms are well proportioned and filled with natural light. A further shower room with WC, pedestal washbasin and walk in shower.

Outside, the garden is a true delight, with a large timber shed providing ample storage space for all your outdoor essentials and patio seating area, ideal for alfresco dining or simply unwinding with a good book. The rear garden is a haven of natural beauty, with various shrubs and borders and a packhorse bridge and gently flowing stream giving the ambience. The attached garage is a welcomed benefit complete with electric remote controlled garage door.

8 Lane Head offers the perfect balance of seclusion and accessibility, with Windermere village just a short distance away. Don't miss the opportunity to make this gem your own. Experience the magic of the Lake District from the comfort of your own home.

Accommodation: (with approximate measurements)

Entrance Porch

Entrance Hall



Open plan living area



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Front Porch

Living Room: 22' 7" x 11' 4" min (6.88m x 3.45m)

Conservatory: 13' 0" x 9' 6" (3.96m x 2.9m)

Kitchen: 11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom 1: 11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom 2: 13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom 3: 9' 8" x 7' 4" (2.95m x 2.24m)

Bathroom

Garage: 16' 3" x 8' 6" (4.95m x 2.59m)

Property Information:

Council Tax: Westmorland and Furness Council - Band D.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: Mains gas, water, drainage and electricity. uPVC double glazed windows and doors to main rooms. Gas fired central heating and one fitted electric radiator in the lounge.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///private.smudges.reclining](http://private.smudges.reclining) To reach the property, proceed down New Road from Windermere towards Bowness-on-Windermere. Turn left into Ellerthwaite Road, at the T junction bear right and then almost immediately left on to Limethwaite Road. Lane Head is the first turning on the right, with No. 8 being a short way along on the left.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



OS Plan



Views



Rear Garden



Views

Request a Viewing Online or Call 015394 44461

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

8 Lane Head, Windermere, LA23

Approximate Area = 1117 sq ft / 103.7 sq m

Garage = 141 sq ft / 13 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hackney & Leigh. REF: 1256137

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