HACKNEY & LEIGH

Troutbeck Bridge

£625,000

Woodlands, 12 Keldwyth Park, Troutbeck Bridge, Windermere, LA23 1HG

A well presented and most attractive detached 4/5 bedroomed dormer bungalow set in 0.8 acres of mature gardens and woodland, twin single garages and possessing views towards the Lakeland fells and with glimpses of Lake Windermere.

Located in this most desirable and established location, within close proximity of the village of Windermere and all the amenities it has to offer.

Quick Overview

A well maintained detached 4/5 bedroomed dormer bungalow

2 reception rooms and 1 bathroom and 1 en-suite

Convenient location

Large garden and woodland

Views of the Lakeland fells and glimpses of Lake Windermere

Close to amenities and transport links

In good decorative order

Ideal family home or second home

Twin garages and off road parking

*Superfast fibre broadband available

Property Reference: W6215

4 | 2 | 2 | D | *Superfast Fibre Broadband* | *Twin Garages & Off Road Parking*

Sitting Room

Dining Room

Kitchen

Bedroom 1

In a gently elevated and sought after location off the main Windermere/Ambleside road. Conveniently situated with Bowness on Windermere within two miles and the shops and amenities of Windermere centre only one mile away. The position will appeal to those seeking a modern home in this area, with Lake Windermere less than half a mile away.

Welcome to Woodlands, a delightful detached dormer bungalow, offering an exceptional blend of tranquillity and convenience. This charming property is a true gem, providing a perfect escape from the hustle and bustle of everyday life while still being within easy reach of local amenities.

Woodlands is a beautifully presented home, exuding warmth and character throughout. The property boasts a large hallway with under stairs cupboard, spacious living area, where large patio doors allow natural light to flood in, creating a bright and inviting atmosphere and opening onto the large balcony, giving views to the fells and delightful rear garden. The sitting room, complete with a large wood burning stove set on a stone hearth, is the ideal spot to unwind after a long day, while the separate dining room (or bedroom 5) offers ample space for entertaining family and friends and which can also be used as another bedroom should you wish.

The kitchen is a cook's delight, equipped with modern appliances of Neff electric oven with inset Bosch induction hob and extractor over, integrated Bosch microwave and built in slimline dishwasher, built in fridge and freezer and Bosch washer/dryer. There is also plenty of storage and attractive granite worksurfaces, making meal preparation a breeze.

The property features four/five bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom which benefits from an en-suite bathroom, having WC, pedestal washbasin and shower, providing a touch of luxury and convenience, can be found on the ground floor, along with bedroom 2, and bedroom 5/dining room The family bathroom comprises of Corner bath, WC, washbasin and separate shower.

On the first floor there are a further 2 bedrooms, both with ample under eaves storage and bedroom 4 benefits from having views to the fells and glimpses of Lake Windermere.

Outside, the property is surrounded by lush greenery, offering a sense of seclusion and privacy, which amounts to approximately 0.8 acres. The well-maintained garden is a haven for nature lovers, with mature trees and vibrant flowers and shrubs, creating a picturesque setting. You even have your own piece of Woodland! A charming patio area provides the perfect spot for al fresco dining. A large balcony runs the full length of the house and is ideal for sitting and enjoying the serene surroundings and provides storage for various garden equipment. The property also benefits from having off road parking at the front for numerous cars and also twin single garages both with electric roller doors.

Located in the sought-after area of Keldwyth, Woodlands offers the best of both worlds – a peaceful retreat with easy access to local amenities. The nearby village of Windermere offers a range of shops, cafes, and restaurants, while the stunning Lake District National Park is just a short drive away, providing endless opportunities for outdoor adventures.

Request a Viewing Online or Call 015394 44461

Don't miss the chance to make Woodlands your dream home. Contact us today to arrange a viewing and experience the magic of this enchanting property for yourself.

Accommodation: (with approximate measurements)

Entrance Hall
Sitting Room 17' 2" x 17' 2" max (5.23m x 5.23m)
Kitchen 12' 0" x 8' 10" (3.66m x 2.69m)
Dining Room/Bedroom 5 10' 6" x 7' 11" (3.2m x 2.41m)
Bedroom 1 12' 0" x 11' 11" (3.66m x 3.63m)
En-suite
Bedroom 2 14' 0" x 9' 10" max (4.27m x 3m)
Bathroom
Stairs from the hallway lead to the first floor:
Bedroom 3 15' 0" x 10' 2" (4.57m x 3.1m)
Bedroom 4 10' 9" x 10' 7" (3.28m x 3.23m)
Balcony 45' 0" x 7' 0" (13.72m x 2.13m)
Garage 18' 4" x 9' 1" (5.59m x 2.77m)
Garage 18' 3" x 9' 1" (5.56m x 2.77m)

Property Information:

Services: Mains gas, water, drainage and electricity. uPVC double glazed windows. Gas fired central heating. Situated in the grounds of 12 Keldwyth Park is the electricity substation for the neighbouring houses. This land was leased to Norweb PLC for 99 years from the 1st March 1966.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words and Directions:
//graceful.ramps.corr
From Windermere, proceed along the A591 towards Ambleside continuing straight ahead at the Cooks House Corner roundabout. After approximately 500 yards, turn right onto Keldwyth Drive bearing left into Keldwyth Park and Woodlands (No.12) is the first bungalow 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat

Bedroom 2

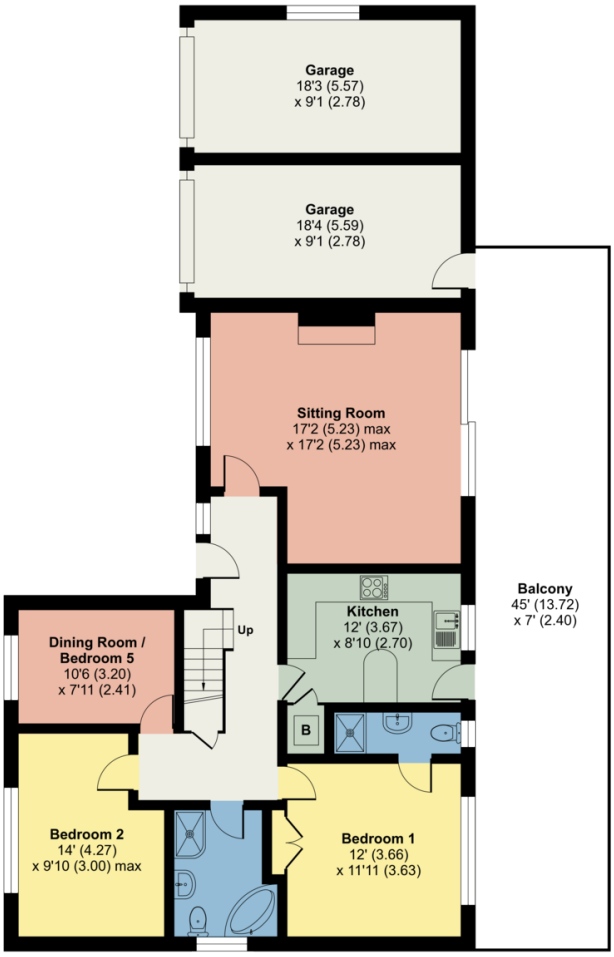
Bedroom 4

Rear Garden

OS Plan

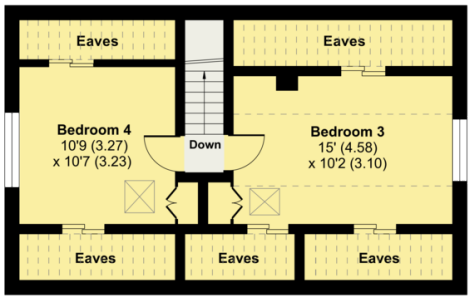
12 Keldwyth Park, Troutbeck Bridge, Windermere, LA23

Approximate Area = 1261 sq ft / 117.1 sq m
Limited Use Area(s) = 298 sq ft / 27.6 sq m
Garage = 334 sq ft / 31 sq m
Total = 1893 sq ft / 175.7 sq m
For identification only - Not to scale



GROUND FLOOR

Denotes restricted head height



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1267753

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