HACKNEY & LEIGH

# Lakeside

£595,000

Neuchatel, 1 Landing Close, Lakeside, Nr Ulverston,
Cumbria, LA12 8AP

A beautifully presented, modern Detached 3 Bedroom Bungalow with an impressive loft conversion, occupying a desirable corner plot in the sought-after village of Lakeside, within the Lake District National Park at the southern tip of Lake Windermere. This stylish and contemporary home offers well-proportioned accommodation to the Ground Floor, including 2 double Bedrooms, a comfortable Lounge, well-appointed Kitchen, Utility/Shower Room and a stunning Garden Room overlooking the Garden with views to to Staveley Fell.

The First Floor is dedicated to a superb Master Suite, complete with a 4-piece En-Suite Bathroom and excellent storage areas.

Externally, the property benefits from a generous under-built Garage and Carport beneath, along with driveway Parking for 1-2 vehicles. The attractive, well-maintained Gardens enhance the setting, which enjoys delightful views to the front and rear aspects

| 3 | 2 | 2 | C | *Ultrafast – Open Reach* | *Garage and Parking* |
|---|---|---|---|---|---|

## Quick Overview

Village location within the LDNP

Fabulous Bungalow on a super corner plot

3 Double Bedrooms

2 Reception Rooms and 4 piece Bathroom

Stylish Kitchen and Garden Room

Underbuilt Garage, Carport and Parking

Attractive well tended Gardens

Close to the shores of Lake Windermere

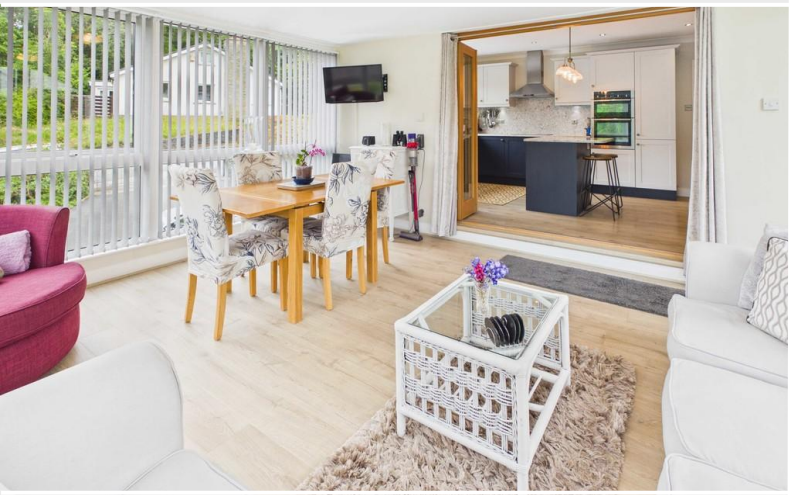
Lovely views towards Staveley Fell and Woodland

Ultrafast Broadband - Open Reach

Property Reference: G3219

Lounge

View from Lounge



Garden Room

Breakfast Kitchen

The uPVC front door with side window leads in to the spacious Entrance Hall with meter/store cupboard. The Entrance Hall has a useful storage cupboard, tiled floor and stairs to the First Floor. The well proportioned Lounge has a super picture window which takes full advantage of the view in to the front Garden, field and woodland beyond. The attractive recessed fireplace is home to a multi-fuel stove on a slate hearth with Oak effect lintel over. The stylish Breakfast Kitchen gives you the 'wow' factor with a good range light grey and indigo blue wall and base cabinets from Panorama with complementary Silestone work-surfaces, up-stands and window cill. Inset 1½ bowl sink unit with side Garden view and built in electric double oven, halogen hob with brushed stainless steel cooker hood over and integrated dishwasher. Freestanding Haier fridge freezer (included in the sale) and central island with breakfast bar complete the picture. Laminate floor, and beautiful bi-folding doors lead to the super Garden Room. This good sized, beautiful room is light and bright with a super aspect towards Staveley Fells. The Utility/Shower Room has a corner shower enclosure, WC, together with fitted wall and base cabinets and inset circular sink, space and plumbing for washing machine and tumble drier. Bedroom 1 is a lovely double room with rear aspect and Bedroom 2 is also a double room with a pretty front aspect.

From the Entrance Hall the attractive staircase leads to the First Floor where you will find the Master Suite being completed in 2016. The Landing Area has a fitted storage cupboard with eaves access behind and additional under-eaves storage. The light and bright Bedroom has several Velux windows and some limited head height. The generous Bathroom has a 4 piece white suite comprising; freestanding bath with Victorian style shower attachment to taps, shower enclosure, pedestal wash hand basin and low flush WC. Tile floor and Velux window.

Outside there is an Under-built Garage with up and over door. Electric, water and power. Hot water cylinder, water pressure system, Growatt solar panel control box and door to Carport which is currently used for storage. Parking for 1-2 cars on the driveway. The Gardens are attractive and beautifully tended to 3 sides comprising lawns and well stocked flower borders with a variety of mature shrubs and flowering plants. From the Garden Room a door leads to a raised Sitting Area ideal for a Bistro table and chairs to sit and enjoy the Garden. .

Location Lakeside is a small village at the southern end of Lake Windermere. It has long been connected with lake cruises and today it's home to attractions such as Lakes Aquarium and the Lakeside & Haverthwaite Railway together with the Lakeside Hotel. Stott Park Bobbin Mill and Fell Foot Park are also close-by.

Lounge

Breakfast Kitchen

Bedroom 3

Garden Room

Bedroom 2

View from Bedroom 2

To reach the property from Newby Bridge roundabout on the A590 head in the direction of Ulverston, taking the first right past the Newby Bridge Hotel, proceed over the bridge and follow the road in the direction of Hawkshead for 0.8 of a mile. As you enter Lakeside, Landing Close can be found on the right just after Landing How. No.1 is the top corner plot set back from the road on the left hand side.

What3words: https://what3words.com.sands divorcing.indoor

Accommodation: (with approximate measurements)

Entrance Hall
Lounge 18' 10" x 12' 4" (5.75m x 3.77m)

Kitchen 15' 8" x 10' 11" (4.79m x 3.33m)
Garden Room 15' 7" x 14' 4" (4.77m x 4.37m)
Shower Room/Utility Room
Bedroom 1 8' 6" x 6' 5" (2.61m x 1.96m)
Bedroom 2 10' 11" x 9' 11" (3.34m x 3.03m)
First Floor
Master Bedroom 18' 2" x 12' 11" (5.55m x 3.96m) some limited head height
En-Suite Bathroom 11' 3" x 10' 2" (3.43m x 3.10m) .
Under-built Garage 29' 0" x 11' 0" (8.86m x 3.35m)
Adjacent Carport 15' 3" x 12' 6" (4.65m x 3.81m)

Services: Mains water, and electricity. Air source heat pump and 11 solar panels to the roof (both installed in 2024) Drainage is to a septic tank shared with 6 properties which has an environment agency permit which was signed off in 2024. The annual cost is in the region of £150 - £175 per annum

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council - Band F.

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

Material Information: Landing Close road is an unadopted road and the costs for maintenance are split with the 10 residents. No.1 owns half of the roadway adjacent to their property and the whole road was retarmaced in 2021.

Viewings: Strictly by appointment with Hackney & Leigh.

Master Bedroom

En-Suite Bathroom

Rear Garden

Rear Garden

Front Garden

Anti Money Laundering Regulations (AML): 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).

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 015395 32301 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

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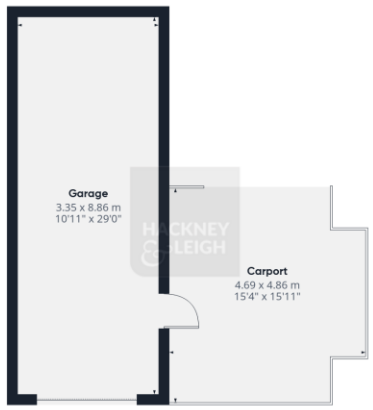
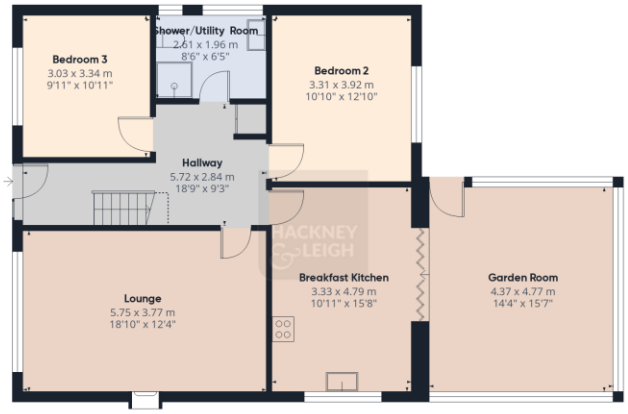
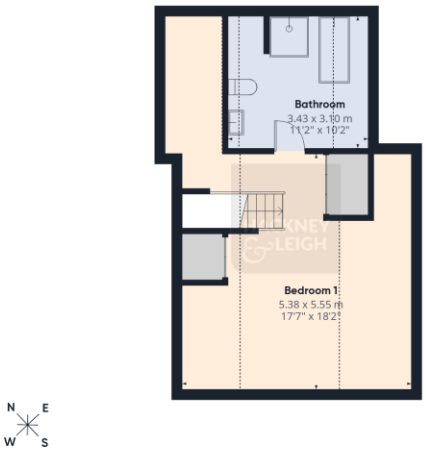



Floor 0




Floor 1




Floor 2

**Approximate total area**(1)

172.3 m²
1855 ft²

**Balconies and terraces**

21.1 m²
227 ft²

**Reduced headroom**

23.7 m²
255 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners - Our home in Lakeside is at the quieter end of Windermere, we look our walks and there are many just on our doorstep. Its a great base to explore the rest of the beautiful Lake District.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 07/07/2026.