



Lickbarrow Close

£550,000

16 Lickbarrow Close, Windermere, LA23 2NF

Welcome to Oak Tree Cottage, 16 Lickbarrow Close. With breath taking, panoramic lake and mountain views, this neatly presented 3 bedroomed link detached house is on the fringes of Windermere on a small private cul-de-sac and feels a million miles away from the hustle and bustle with fantastic garden, attached single garage and off road parking.

Quick Overview

- 3 Bedroom, link detached house
- Peaceful Cul-de-sac location
- Stunning views to Lake Windermere and Langdales
- Close to amenities
- Public footpaths on the doorstep
- Sizable mature gardens
- In great decorative order
- No onward chain
- UPVC double glazing and gas central heating
- Superfast broadband available



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Superfast
broadband



Off road parking
and garage

Property Reference: W6375



Front external



Bedroom 1



Bedroom 2



Bedroom 3

As you step into the entrance hall, the space is naturally bright, with wood effect flooring and 2 large floor length windows. Ahead of you is a **WC**, with a towel rail, WC, sink and mirror above.

Down the **hallway** to the right is the **Kitchen**, which has space for a dining table, wood effect floor, and ample white wood effect wall and base units. A stainless steel sink and window above with an aspect to front garden, and grey tile splash backs offer style. A Kitchen stove has a gas hob and electric oven, a free standing fridge as well as an integrated Blomberg dishwasher all add convenience.

From here, a door to the **utility room**, which holds the Worcester gas boiler, plumbing for a washing machine and another convenient downstairs **WC**. Access to the garage is given, space for one car, storage and shelving and plumbing with sink and double doors to the front and a large window and single door to the terrace and garden to the rear.

Opposite the kitchen is a useful storage cupboard under the stairs. Continuing down the hallway, you reach the **living room**. This room is arguably the property's greatest asset, with panoramic views, unobstructed to the Lake and fells beyond, all the better with a 12 foot wide window. Another window looking onto the fellside to the side. This rare, sought after view is breathtaking, even on the more cloudy days, and here there is ample space for furnishings, and additional dining table, and a feature wood burning fire with a slate surround. A single patio door offers easy access from the **living area** to the **large outdoor terrace/ patio**, which again offers the same fabulous view, and perfect to be enjoyed on warmer evenings. Space for dining table and outdoor furnishings, this area is a true rarity and not one to be missed.

Upstairs, the landing has a large window with an aspect to surrounding fields, and **Bedroom 1**, a double with an elevated dramatic outlook towards the Lake and Langdales. There is built-in storage and space for additional furnishings.

Bedroom 2 is also a double, with an aspect to the mature rear garden and again, fabulous views, with built-in shelving and an additional sink with vanity mirror over. **Bedroom 3** has an aspect to the front and fields, and an opening side window, excellent for lake photos. This room is a single, currently with bunk beds, with a sink with vanity mirror and light above in the cupboard.

The **bathroom** has tile effect flooring and a heated towel rail with tile walls, giving it a fresh appearance, sink and fitted bath with shower over and WC.

Outside, this property offers not only the sought after **paved terrace**, but access to a beautifully maintained mature garden. A public footpath runs at the bottom of the garden, open to the public, and linking to walks to School Knott and surrounding areas.

This home is in great decorative order and offers breathtaking, sought-after views of the fells and Lake Windermere. With its peaceful location and extensive garden space, this hidden gem is an opportunity not to be missed. Don't miss out on becoming the owner of this idyllic property, book a viewing today.

Porch



Living Room



Kitchen/ dining room



Kitchen/dining room



Bathroom



Garage



Garden

Entrance Hall

WC

Kitchen: 3.18 x 3.69m (10'5" x 12'1")

Living room 3.09 x 6.52m (10'1" x 21'4")

Terrace and patio

Utility room: 2.90 x 0.93m (9'6" x 3'0")

WC

Garage: 5.28 x 3.03m (17'3" x 9'11")

Stairs to first floor

Landing

Bedroom 1: 3.24 x 3.69m (10'7" x 12'1")

Bedroom 2: 3.66 (2.73m (12'0" x 8'11")

Bedroom 3: 2.64 x 2.73m (8'8" x 8'11")

Bathroom:

Property information:

Services: Mains gas, water and electricity. Mains drainage.

Tenure: Freehold

Council tax: Westmorland and Furness council tax band F.

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

Viewings: Strictly by appointment with Hackney & Leigh.

What 3 Words and Directions: [///pinging.tasks.overdrive](http://pinging.tasks.overdrive)
From Crescent Road, continue through Ellerthwaite Square and turn left onto Ellerthwaite Road. Continue straight at the cross roads onto Park Avenue. Bear left and follow the left turn onto Whinfield Road, and at the junction, turn right onto Park Road. Continue up here, and on the left hand side, there is a turning for Lickbarrow Road. The first right off Lickbarrow Road is Lickbarrow Close, and number 16 is on the right hand side.

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).



OS map



Views



Terrace



Garden

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.

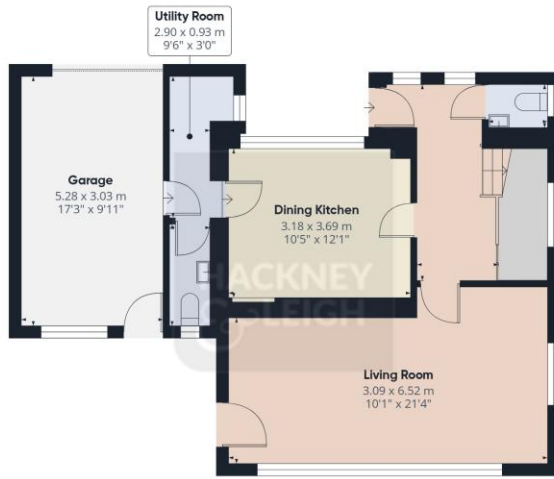


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Ground Floor

Approximate total area^m
104.8 m²
1127 ft²



First Floor

(1) Excluding balconies and terraces.

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: Comfortable easily managed house over the last 27 happy years. Fantastic views with immediate access to various footpaths.

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 28/05/2026.