



Thornbeck Manor

Thornbarrow Road, Windermere, Cumbria, LA23 2EW

Guide Price £595,000

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Thornbeck Manor is a spacious, modern, detached three bedroom home, thoughtfully designed with an upside-down living arrangement to make the most of space and light. Currently operating as a successful holiday let, the property offers versatile accommodation ideal for both personal use and investment purposes.

This beautiful property offers a contemporary dining kitchen and a generous lounge with balcony, along with three well proportioned bedrooms. There are additionally two bathrooms, including one ensuite, as well as the added convenience of a spacious front porch and a practical vestibule.

Situated between Windermere and Bowness villages, this attractive home enjoys a prime location and presents an excellent opportunity for investors seeking a ready made holiday let in one of the Lake Districts most desirable destinations.



Accommodation

The entrance to the property is accessed from the main road by a small bridge leading to the first floor.

Front Porch

An ideal space for removing coats and shoes before entering the dining kitchen. Featuring slate tiled flooring.



Dining Kitchen

A modern, spacious kitchen with a good range of wall and base units, integrated dishwasher, integrated fridge freezer, single oven with induction hobs and extractor oven. Additionally, the kitchen includes a matt Franke sink and drainer, access to loft space, and integrated washing machine and dryer along with space for a dining table.



Lounge

A cosy yet sophisticated lounge, having double glazed sliding patio doors to the balcony with glimpses of the Lakeland Fells. Steps lead down to the ground floor;



Bedroom one

A double bedroom with ensuite shower room comprising, Mira shower, WC, washbasin with vanity unit, heated towel rail and built in wall cupboard.

Bedroom two

Double bedroom with built in shelved wardrobe.



Bedroom three

Double bedroom with access to seated decking area via patio doors.

Bathroom

A modern design family bathroom with three piece white suite, heated towel rail, wall mounted mirror cabinet with lighting, fully tiled walls and flooring.

Vestibule

A small useful space with patio doors accessing outside decking and lawn.

Outside

The property benefits from off road driveway parking for approximately three to four vehicles, along with two useful sheds and an additional outside store located beneath the bridge. The gardens include a lawned area complemented by shrubs and plants, as well as three separate decking areas providing ample space for outdoor seating and entertaining. An added advantage is the QUBEV electric vehicle charging point, enhancing the home's modern appeal.

Services

Mains electric, gas, water and drainage.

Tenure

Freehold

Council Tax Band

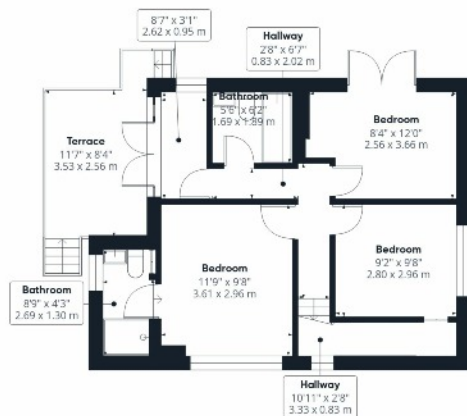
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Broadband

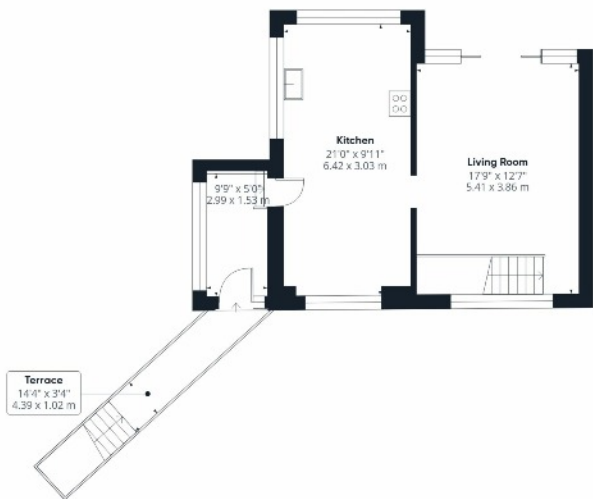
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk).

What3Words

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Floor 0



Floor 1

Approximate total area⁽¹⁾

951 ft²
88.3 m²

Balconies and terraces

158 ft²
14.7 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.