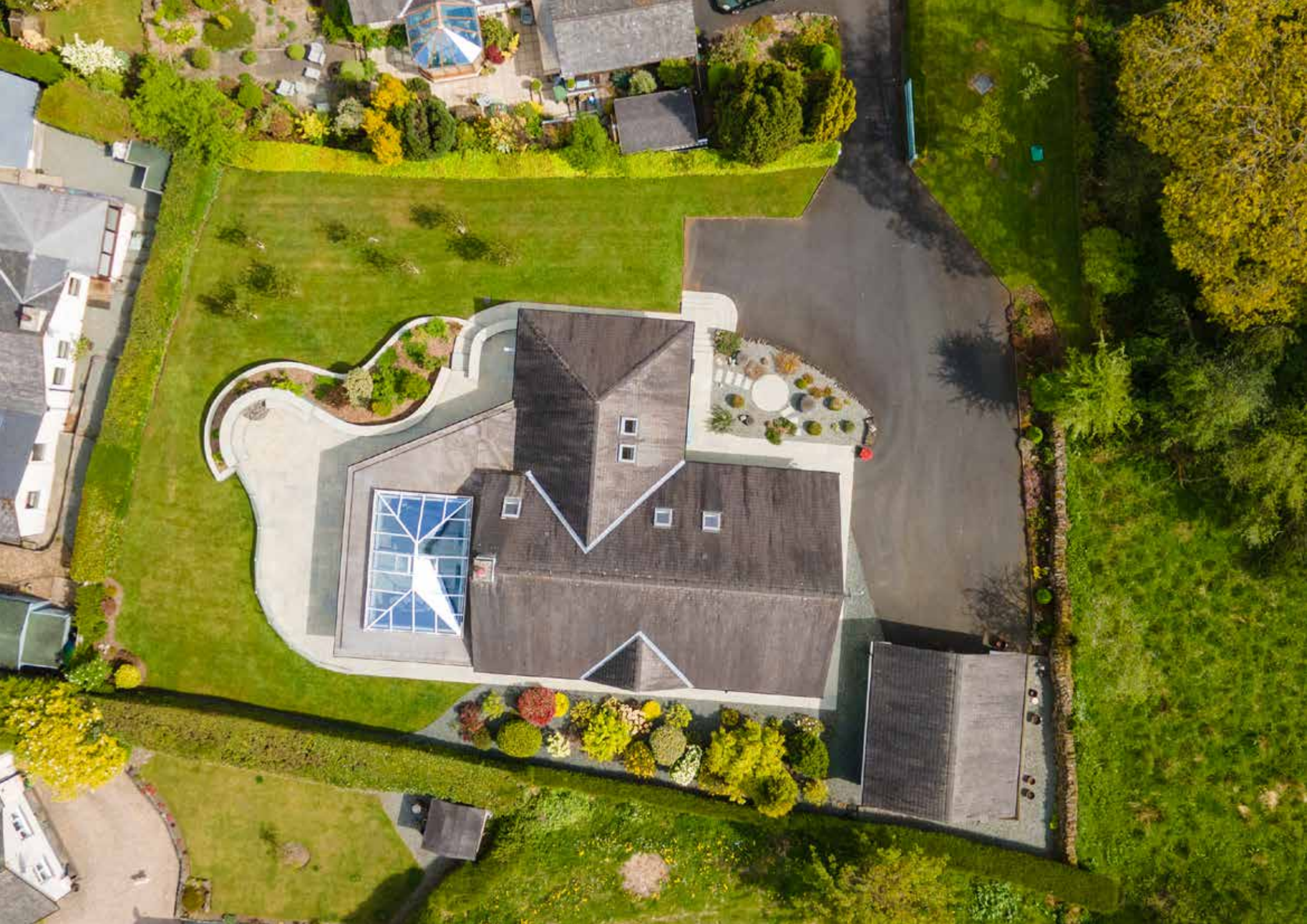








Far End

A truly special place

Victoria Road, Windermere, LA23 2DP

Welcome to Far End, situated in an elevated and secluded part of a private, well established residential area. This 5 bedroom detached house offers a wealth of elegance and style, with interior design input throughout and having been lovingly upgraded and extended inside and out, this will appeal to the most discerning buyer.

The exquisite presentation and quality handmade, bespoke fittings provide for a truly exceptional home. Externally the gardens have been landscaped enjoy far reaching fell views and in addition, there is a double garage and spacious driveway.

Quick Overview

5 Bedroom detached house

3 Bathroom, 2 of which en-suite

Views to Langdales and School Knott

Extended to provide exceptional additional reception area

High quality bespoke handmade fittings

Beautifully landscaped garden and patio

Excellent presentation throughout

Upvc double glazing, gas central heating and underfloor heating

Off road parking and double garage

Ultrafast broadband available







Welcome

Upon entering through the front door, the entrance hall with tile floor leads into the spacious inner hallway with hardwood flooring throughout and leading into the generous sitting room, with a wood burning stove set in feature granite fireplace - perfect for winter evenings. Double glazed windows which offer a side aspect and there are two bi-fold doors to the dining area and kitchen.



Relax & Unwind

Beyond the stunning extension to the rear of the property provides a 'show home' quality living room with large lantern roof which fills the room with natural light, an array of bi-fold doors which allow access to the patio, bringing the outdoors in and making the most of the far reaching fell views.

The focal point glazed driftwood effect fire is set into the media wall and finished with a marble hearth. Tilt and turn windows generate added natural light and practicality and there is the luxury of underfloor heating.

Specifications

Sitting Room

8m x 5.90m / 26'3" x 19'4"ft

Living Room

9.20m x 2m / 30'2" x 6'7"ft







Wine & Dine

Specifications

Kitchen / Dining Room
7.60m x 4.80m / 24'11" x 15'9"ft

Utility
3.59m x 1.80m / 11'9" x 5'11"ft

The kitchen dining room offers an impressive open plan, sociable space with area for formal dining and kitchen with excellent range of wall and base units with granite worktops incorporating a 6 burner gas hob with NEFF extractor hood over, Neff microwave oven combi and separate oven.

Integrated dishwasher and space for American style fridge freezer. Complementary tiling features throughout the space and a central island with a granite worktop and inset sink with drainer grooves creating a sleek, elegant feel.

The utility room offers a range of units with partial tiling to walls. Built in cupboards house the water tank and gas fired boiler. A further door provides an alternative access to the front and window with front aspect.



Ground Floor Bedrooms

Stairs from the hallway lead to the upper floor bedrooms and at ground floor there is a convenient cloakroom with WC and wash basin.

Adjacent, is bedroom 4 which has three built-in wardrobes with solid oak doors and an ensuite with 4 piece suite comprising a vanity hand-wash basin and mirror over, WC, panelled bath with mixer tap, corner shower cubicle with chrome shower over, a highly polished tiled floor with underfloor heating, partial tiling to walls, heated chrome rail and double glazed window.

Specifications

Bedroom Four

4.70m x 4m / 15'5" x 13'1"ft

Study

3m x 2.90m / 9'10" x 9'6"ft

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Bedroom 5/study is adaptable and currently used as an study with a bespoke built study desk in solid oak and matching shelving and range of oak fitted wardrobes.









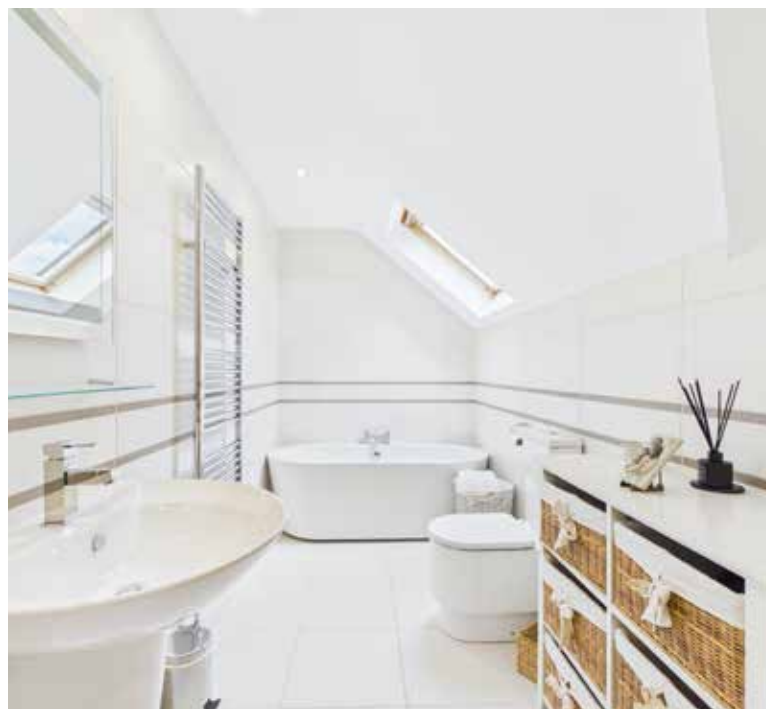
First Floor Bedrooms

The stairs to the first floor boasts and a feature split-level full length landing window and to the spacious landing there is walk-in storage, with shelving and cupboard with hanging rail and bespoke oak hand-built wrap around storage units add to the already generous storage available in this family home.

Bedroom 1 is has fitted triple wardrobes in oak and has a side aspect. The contemporary ensuite has built in storage, tiled flooring with underfloor heating, a vanity wash basin with vanity mirror over, WC, panelled bath with mixer tap and chrome shower. Wall mounted chrome heated towel rail and Velux rooflight. Complementary tiling to walls.

Bedroom 2 has 2 windows offering views to the Lakeland fells, access to under-eaves and hatch to loft. Bedroom 3 (some restricted headroom), offers a bespoke hand-built room partition including shelving and storage with LED lighting which creates a private dressing area.

The family bathroom is tiled with underfloor heating and contemporary tiling to walls. A modern quality 4 piece suite comprises a wash hand basin and vanity mirror over, WC and free standing bath with mixer tap, separate built in shower cubicle with chrome shower. Velux rooflight.



Specifications

Bedroom One

5.80m x 3.90m / 19' x 12'10"ft

Bedroom Two

5.60m x 5m / 18'4" x 16'5"ft

Bedroom Three

4.10m x 5.9m / 13'5" x 19'4"ft

Outside

Outside, the property benefits from a sizeable driveway with off road parking for 4/5 vehicles as well as a large double garage with a mezzanine with connected ladder, electric up and over door, power and lighting.

There are gardens to all sides with well stocked flower beds to frame the front entrance and to the side and rear lawns which include silver birches and hedge planted borders for excellent privacy. The impressive raised, flagged terrace with water feature, seating area wraps around the rear and is complemented by glass balustrades and enjoys exceptional fell views to the Lakeland Fells.

There are further raised planted borders with slate chippings and mature shrubs, external lighting, water tap and electric points. This space is a wonderful haven for relaxation, taking in the vista and entertaining!









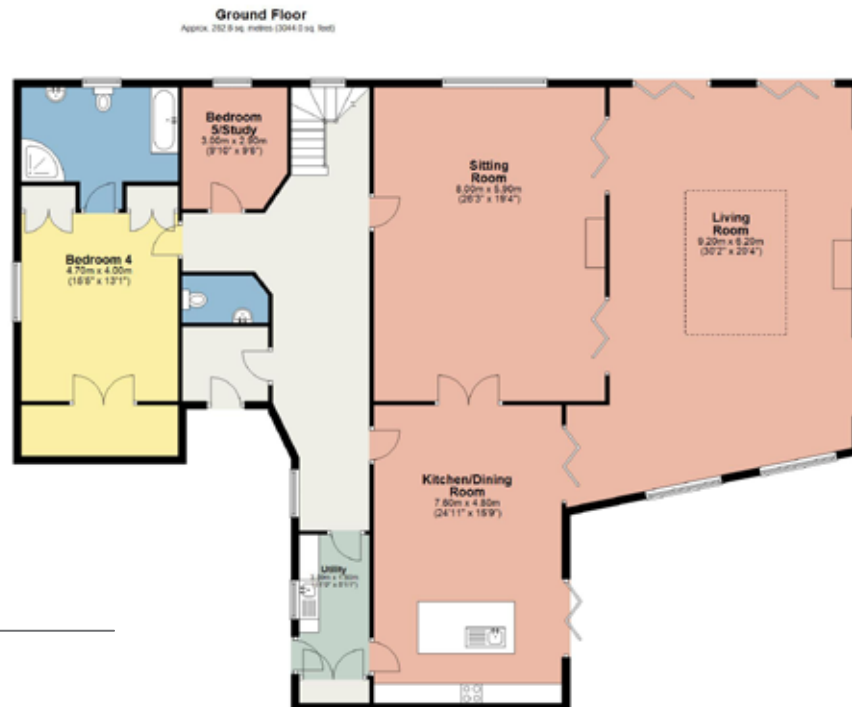
Floorplan

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Far End, Victoria Road, Windermere, LA23 2DP

Approximate Area = 4324.7 sq ft / 401.8 sq m

For identification only - not to scale



Important Information

Parking:

Double Garage, Off Road Parking

Tenure:

Freehold

Council Tax Band:

Westmorland and Furness Council- Council tax band G

Services:

Mains water, electricity and private drainage. Gas central heating and underfloor heating.

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.

What3Words:

///lollipop.reprints.intent

Directions:

From Crescent Road, Windermere, pass Ellerthwaite Square and turn left down Ellerthwaite Road.

At the first left, turn onto Holly Road, and continue along here. At the cross roads, continue straight onto Park Road, and continue up here, past the Recreation ground.

On the left is a turning for Victoria Road. Continue straight down here, and you are naturally lead to Far End.



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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

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