

## Spoooner Vale

**£700,000**

Little Beck, Spoooner Vale, Windermere, LA23 1AU

Welcome to Little Beck, enviably situated in a quiet, sought after cul-de-sac just outside Windermere's centre, yet within walking distance to bus stops, train station and amenities. This 3 bedroom detached property offers a fantastic opportunity to re-imagine and personalise, along with a beautifully maintained and well tended, sizeable garden. This property is an ideal permanent residence or second home, offering further scope

### Quick Overview

3 Bedroom detached house  
1 Bathroom, ground floor WC.  
Close to amenities and transport  
Peaceful cul-de-sac location  
Opportunity to personalise  
Extensive, mature well stocked garden.  
Ideal permanent residence or second home  
Driveway parking for multiple cars, single garage  
Upvc double glazing and gas central heating  
Ultrafast broadband available



3



2



1



E



Ultrafast  
broadband



Dribeway parking  
and garage

Property Reference: W6374



Living room



Sun room



Kitchen



Pantry

As you enter the property, the entrance porch area leads into the hallway. The generous living room offers aspects to the rear garden, through large UPVC double glazed windows. There is wooden flooring and enough space for dining table and other substantial furnishings, with a fireplace with wooden mantelpiece and stone surround offers scope for a stove. This room also provides access into the sun room, which is naturally lit from an abundance of glazing and patio doors to the garden. This room offers a great place to sit and relax, enjoying the outlook to the gardens surrounding.

Down the hallway is the kitchen, also accessed from the living room, with contemporary range of dark grey wooden base units combined with sage wall units and marble effect worktops. Marble effect flooring, underlighters and white tile splashbacks add style. Appliances include an AEG extractor fan, integrated induction hob, integrated Neff ovens, AEG dishwasher, fridge freezer and a built-in floor length storage cupboard, perfect for ironing board and Hoover.

The adjacent pantry offers an alternative access to the rear garden, additional shelving to walls and access to the utility, which offers a sink, wall and base units, plumbing for a washing machine and a door to the adjoining single garage.

The downstairs WC includes a sink and WC and from the hallway, a staircase leads to the first floor. The landing is bright with a split level window.

Bedroom 1 offers 2 built-in wardrobes, and a hidden shower cubicle. The flooring is wood-effect and there is an aspect to the garden through a large window. The room is bright, and can accommodate a king bed.

Bedroom 2 also has a rear outlook, with wood effect flooring and space for a double. Bedroom 3 is smaller, with a front aspect and an airing cupboard. The bathroom has a twin sink, wall-mounted vanity mirror, bath with shower over and marble effect tiling. A WC is behind a partition wall. The gas fired combi boiler is housed in the airing cupboard.

Outside, there is huge appeal as this property is surrounded by beautiful, mature gardens, clearly cared for and maintained featuring an abundance of mature flower and shrub beds, well stocked borders including Rhododendrons and Honeysuckle, with a quaint bridge over the beck to a back gate where a footpath leads towards the lake. A wonderful oasis in which to spend down time in the spring/ summer

Don't miss the opportunity to make this rare detached property your own, offering a great space for a growing family with transport links on your doorstep, this home provides a sanctuary for relaxation and enjoyment. Book a viewing today.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Garden



Garden

Entrance porch

Entrance hall

Living room: 7.02 x 4.59m (23'0" x 15'4")

Sun Room: 2.76 x 5.55m (9'0" x 18'2")

Kitchen: 2.37 x 4.31m (7'9" x 14'1")

Utility: 2.31 x 2.76m (7'6" x 9'0")

Pantry: 2.25 x 2.53 (7'4" x 8'3")

Hallway:

WC

Stairs to first floor

Landing

Bedroom 1: 3.64 x 4.16m (11'11" x 13'7")

Bedroom 2: 2.77 x 3.89m (9'0" x 12'9")

Bedroom 3: 2.73 x 2.43m (8'11" x 7'11")

Bathroom:

Garage: 3.71 x 5.46m (12'2" x 17'11")

Property information:

Services: Mains gas, water, drainage and gas central heating.

Tenure: Freehold

Council tax: Westmorland and Furness. Band: G.

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 and Leigh.

What 3 Words and Directions: [///voted.genius.vessel](http://voted.genius.vessel)  
From Main Road, Windermere, Continue straight to the junction and turn left here onto the A591. Spooner Vale is located on the left hand side, past the church and just before reaching Mountain Ash Court. Turn left down Spooner Vale, and keep left, following the road round. Continue almost to the end and Little Beck is on the Left 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).



Garden



Garden



Living room



Sun room

Request a Viewing Online or Call 015394 44461

## Meet the Team

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Call **015394 44461** or request online.

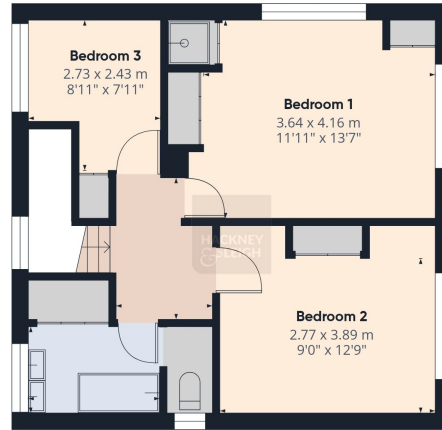
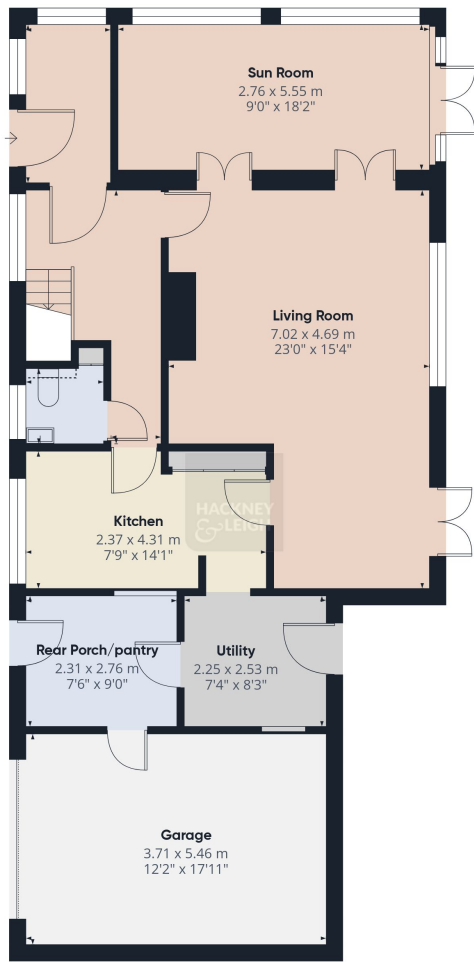


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**Approximate total area<sup>m</sup>**

148 m<sup>2</sup>  
1591 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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: The back garden is a lovely place to sit and the small Woodland Trust wood to the front of the house provides a convenient place to exercise a dog.

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 16/05/2026.

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