



Hillside

Oakthwaite Road, Windermere, Cumbria, LA23 2BD

Guide Price £515,000

Hillside

Oakthwaite Road, Windermere

A large and well presented, 4 bed roomed terrace family home with 1 additional reception room. Only a short walk from Windermere and Bowness villages and with the benefit of off-road parking, garden and beautiful views of the Lakeland fells. A fantastic opportunity to purchase a three storey family home in the sought after area of the Lake District!

A superb house in a fantastic location with beautiful fell views. Hillside is accessed via a shared stone staircase leading to a private front garden. Due to the elevated aspect of the property there are beautiful not to be missed panoramic views over the Lakeland fells.

The property briefly comprises of entrance hallway with oak flooring, living area with recently installed log burner, large dining kitchen room, utility and shower room to the ground floor. To the first floor there are three bedrooms and the bathroom with stair access to the converted loft into an additional bedroom.

Externally the property offers a lovely private garden to the front aspect with seating area and planted flower borders. The rear of the property has a lane accessed from Park Road which leads to two allocated parking spaces.

This property would be a perfect family home, second home or holiday let.





Accommodation

Entrance Hall

Spacious entrance hall with space for coat rack and downstairs storage cupboard.

Living Room

A lovely welcoming living area is centered around a new multi fuel log burner. Sliding patio doors lead onto the front patioed garden area and provide vast amount of light to flow through the room.

Dining Kitchen

A large dining kitchen offering great proportions and is an ideal entertaining area, giving access to both the utility room and ground floor shower room. Newly fitted in 2024 with modern bespoke Birch ply wall and base units with built in dishwasher and incorporating a single sink and drainer, there is space for under counter appliances and a large DeLonghi cooker with induction hob and extractor over. An arch way leads straight through to the dining area featuring a large Velux window, making this a lovely bright room. There is also walk in storage room with power and light.

Utility

Accessed via the kitchen the handy utility area houses the Worcester Combination boiler which provides hot water and heating. There is built in unit space and plumbing for a washing machine.

Shower Room

A modern shower room accessed from the utility area is fitted with worktop space incorporating a single sink and drainer, plus WC and corner shower with waterfall shower head.



Stairs to first floor

Landing

Over stairs storage cupboard with clothing rail.



Bedroom 4

Bedroom four is situated on the first floor and is to the rear of the property, a high level double glazed window, plus modern decor and carpet, radiator and power points.



Bedroom 1

The stunning naturally bright and airy room has large bay window to the front aspect of the property and offers stunning views over the Lakeland fells. The room has a large built in storage wardrobe, which makes great use of the space. Having modern decor, carpeted, with radiator and power points.



Bathroom

A modern three piece suite of bath with shower over, vanity unit with sink basin and WC. Tiled flooring with underfloor heating, and extractor fan. There is a modern heated towel rail.

Stairs to second floor



Bedroom 3

The third bedroom runs adjacent to bedroom 1, again offering stunning views with neutral decor and carpeted. With double glazed window, radiator and power points.



Bedroom 2

A spacious converted loft provides a generously sized double room with plenty of storage in both in-build cupboards and under the eaves. A Velux window provides ample light.





Location:

Ideally located only a short distance from the villages of Windermere and Bowness and all the local amenities, public transports and schools they have to offer.

Outside

Externally the property offers a lovely private garden to the front with seating area and planted flower borders. The rear of the property has a lane accessed from Park Road which leads to two allocated parking spaces.

Tenure

Freehold.

Services

Mains water, electricity, gas and drainage. Gas fired central heating to radiators.

Council Tax Band

Westmorland and Furness Council – Band E.

Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 1000 Mbps available as per Ofcom website.

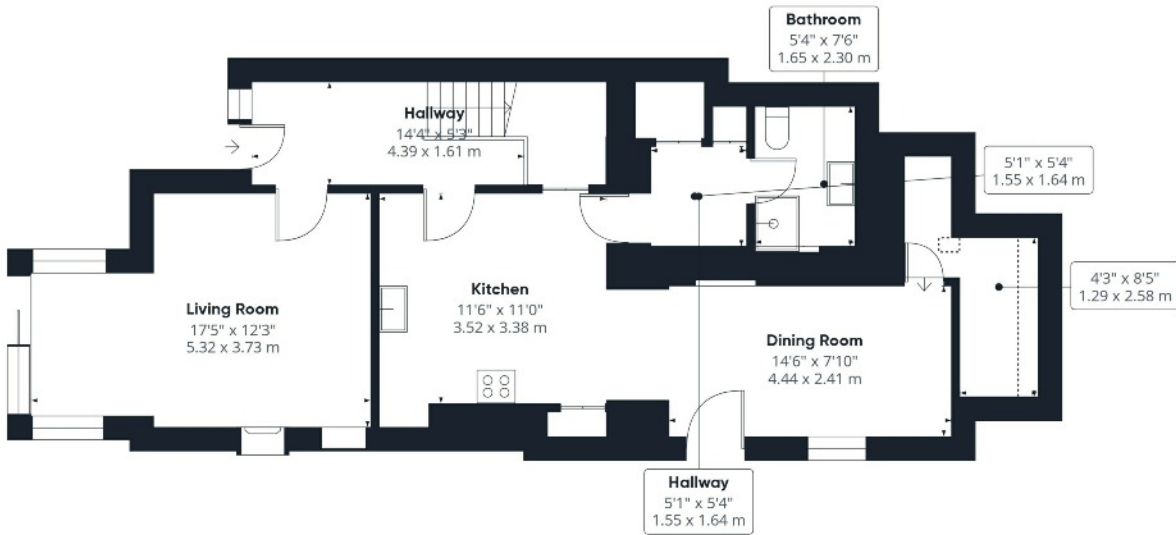
Directions

From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue on to the T junction, turn right onto Park Road and then first right on to Oakthwaite Road and Hillside is approximately halfway on the left.

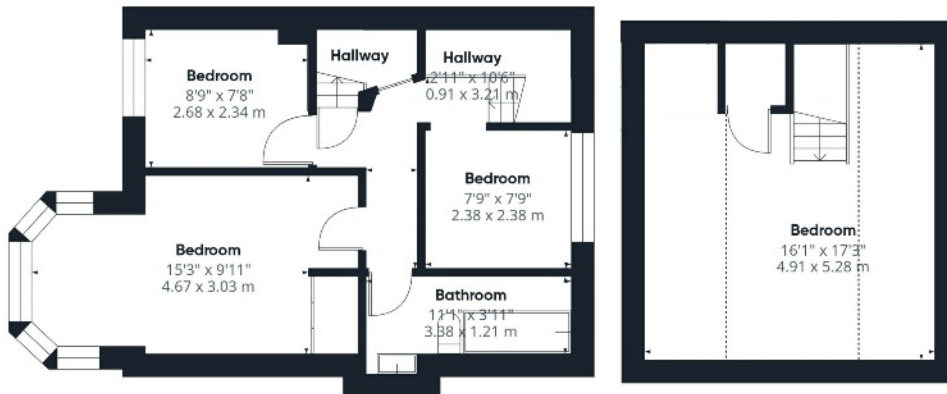
What3Words

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Floor 0



Floor 1

Floor 2

Approximate total area⁽¹⁾
1308 ft²
121.7 m²

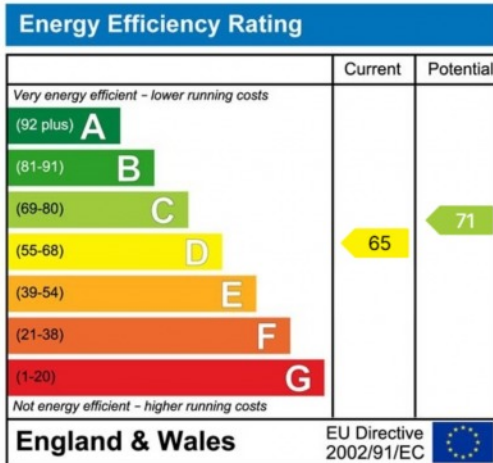
Reduced headroom
134 ft²
12.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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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.