



## Windermere

£1,100,000

Old Laundry, High Borrans, Windermere, Cumbria, LA23 1JS

A delightful 4 bedroomed detached home, built in 1923 as the laundry to the hunting lodge which was owned by a Liverpool shipping family. Set in a picturesque country location, overlooking open fields on the outskirts of Windermere. Extended by the current owner within the last 10 years, the property has a mix of traditional and modern features. Surrounded by rolling countryside, this property is a must see.

### Quick Overview

- 4 bedroomed detached country house
- 2 reception rooms and 4 shower/bathrooms
- Rural location
- Large garden and outbuildings
- Countryside views
- Built in 1923, recently extended
- In good decorative order
- Ideal family home or 2nd home
- Parking
- \*Superfast fibre broadband available



4



5



2



E



Superfast  
broadband



Off road parking

Property Reference: W6084





Sitting room



Sitting room



Kitchen



Dining room

**Location:** Located in High Borran, a short drive from the centre of Windermere. From Windermere, leave the village on the A591 towards Kendal, continue over Bannering and turn left following the road to The Common. Continue along this road and turn right, follow the road and then at the junction turn left and then almost immediately right on to High Borran and follow the lane for approx. 1.2 miles, passing through High Borran farmyard, the Old Laundry can be found on your left.

If it's the first time you've been to this property, the slightly longer but easier route to follow is to leave Windermere on the A591 and on entering Ings bear first left at Hill Farm and follow the road up for 1 1/4 miles, turning right at the High Borran wooden sign.

Nestled in the surroundings of High Borran adjoining farm, Old Laundry is a charming property that exudes tranquility and comfort. This delightful home has been extended by the current owners and offers a unique blend of traditional and modern charm, ensuring a warm and inviting atmosphere from the moment you step inside.

As you step into the entrance hall, you'll immediately feel at home. This welcoming space gives access to the utility room, housing the Worcester boiler and the UV water filter and having space for a fridge freezer, washing machine and also has a traditional Belfast sink. A doorknob can also be found with shower, WC and washbasin. The porch leads to the inner hallway, where you'll find a handy under stairs cupboard. The hallway leads into the dining room from which double doors open into the dual aspect sitting room which is light and airy and has patio doors leading to the garden, overlooking the countryside. The dining room has a splendid wood burning stove which creates a warm and inviting atmosphere, making this a perfect space for entertaining family and friends, whether on sunny summer days or cosy winter evenings. Off the sitting room is bedroom 4 with patio doors opening out onto the garden and having an en-suite shower room.

The fitted kitchen has an extensive range of wall, base, and drawer units with complementary working surfaces and an inset Belfast sink. Modern appliances include an Aga, integrated dishwasher and integrated fridge.

On the first floor a further 3 bedrooms can be found. The large master bedroom with dressing room, en-suite and double doors opening onto a balcony overlooks the rolling countryside. Bedroom 2 also has an en-suite. A study/office can also be found on this floor and this was formerly a bathroom which could easily be turned back into a bathroom.

Outside there is an outbuilding which is currently being used as Private drainage and water supply. There is an outbuilding which is currently being used as a workshop/dog kennels.

**Accommodation: (with approximate measurements)**

**Entrance porch**

**Cloakroom**

**Utility room** 12' 0" x 8' 11" (3.66m x 2.72m)

**Inner Hall**

**Kitchen** 12' 8" x 12' 0" (3.86m x 3.66m)

**Dining room** 16' 8" x 11' 8" (5.08m x 3.56m)

**Sitting room** 26' 6" x 13' 6" (8.08m x 4.11m)

**Bedroom 3** 10' 3" x 9' 1" (3.12m x 2.77m)





Bedroom 1



Rear patio





Bedroom 3



Bedroom 4



Bedroom 1 ensuite



Bedroom 1 Ensuite

En-suite bathroom

Stairs from the hallway lead to the first floor:-

Landing

Bedroom 1 19' 7" x 13' 4" (5.97m x 4.06m) with balcony.

Large En-suite bathroom and dressing room

Bedroom 2 13' 2" x 12' 1" (4.01m x 3.68m)

En-suite shower room

Bedroom 4 12' 6" x 12' 3" (3.81m x 3.73m)

Study/Office (Former bathroom) 9' 6" x 9' 0" (2.9m x 2.74m)

Property Information:

**Outside:** Gardens surround the property with a patio seating area, lawns and orchard with fruit trees, vegetable garden, shed and a greenhouse. To the front of the property is parking for 2/3 cars and outbuildings currently used as a workshop and dog kennels.

**Outbuilding 1** 14' 0" x 6' 11" (4.27m x 2.11m)

**Workshop** 11' 2" x 8' 3" (3.4m x 2.51m)

**Kennels** 8' 3" x 5' 4" (2.51m x 1.63m)

**Services:** Mains electricity, oil fired central heating (2 oil tanks, 1 serving the Aga and one for the heating system. tanks and private drainage facilities, new Vortex sewerage treatment fitted in August 2026.

**Council Tax:** Westmorland and Furness Council - Band F.

**Tenure:** Freehold. Vacant possession upon completion.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

**What3Words:** //guilty.flexibly.fussy

**Notes:** \*Checked on <https://www.openreach.com/> 15th May 2024 - not verified.

**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 £60.00 (inc. VAT) per individual or £50.00 (ind. 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 £150 (ind. vat).





Garden



OS Plan





Front external



Balcony view

**Request a Viewing Online or Call 015394 44461**



## Meet the Team

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# Old Laundry, High Borrans, Windermere, LA23

Approximate Area = 2233 sq ft / 207.4 sq m

Outbuilding = 235 sq ft / 21.8 sq m

Total = 2468 sq ft / 229.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1125959

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