



21 Limethwaite Road

Windermere, LA23 2BQ

Guide Price £365,000

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Perfectly positioned in the heart of Windermere, this charming mid-terraced Lakeland stone home enjoys an enviable location surrounded by the breathtaking scenery of the Lake District National Park. Beautifully presented throughout, this turnkey property seamlessly combines character and charm with stylish modern living, offering an exceptional lifestyle opportunity. Arranged over three floors, the accommodation is both spacious and versatile, featuring three generous double bedrooms together with a converted loft providing an excellent occasional room. The thoughtfully extended ground floor creates a wonderful family living environment, comprising a welcoming sitting room and an impressive large open-plan kitchen and dining space, ideal for everyday living and entertaining alike. Enjoying attractive views across Queen's Park Recreation Ground, the property also benefits from beautifully maintained outdoor spaces. To the front, an award-winning garden showcases established raised planting beds, while the enclosed rear garden offers a private and peaceful retreat with a patio seating area, complemented by the added convenience of a garage.

Conveniently situated on Limethwaite Road, No. 21 enjoys an excellent position within easy reach of the village centre, where a wide range of shops, amenities, local convenience stores, and both bus and railway stations can be found. The nearby recreation field offers a sports club and tennis courts, while a variety of scenic walks can be enjoyed directly from the doorstep, including the popular route up School Knott.



Accommodation

The front door opens into a welcoming entrance leading directly into the staircase and the spacious open-plan kitchen and dining room.



Open plan Kitchen/Diner

Stylish, modern and highly practical, this impressive space provides ample room for both a dining table and a comfortable seating area, creating a wonderful sociable hub at the heart of the home. The light-filled kitchen is fitted with an attractive range of cream wall and base units complemented by coordinating worktops. Integrated appliances include fridge and freezer, together with a gas hob, electric oven and extractor hood. Plus, a newly installed freestanding slimline dishwasher and space for washing machine and tumble dryer combined. A practical tiled floor runs throughout, while there are two original built in cupboards as well as a cleverly designed under stairs cupboard converted into a pantry, providing an impressive amount of additional storage and a charming gas log-effect stove with a wooden mantel add both character and functionality.

A single door opens through to the:



Sitting Room

A beautifully light and airy reception room, ideal for relaxing, featuring underfloor heating, a wood effect Karndean LVT floor and double doors that open onto the garden, seamlessly blending indoor and outdoor living.

First Floor

Stairs with attractive wall panelling lead to the first-floor landing.



Bedroom One

A delightful and generously proportioned double bedroom featuring a beautiful bay window overlooking the recreation ground, with lovely views of Orrest Head. An attractive period fireplace with a gas fire, tiled hearth and inserts, and a wooden surround provides an elegant focal point, adding warmth and character to the room.



Family Bathroom

A spacious family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Finished with a tiled floor, the room also benefits from an obscured glazed window, an original decorative fireplace and a useful built-in storage cupboard.

Second Floor

Stairs up to the second-floor landing.



Bedroom Two

Positioned at the front of the property, this generous double bedroom offers space for bedroom furniture and includes a pedestal wash hand basin together with a large built-in storage cupboard.



Bedroom Three

Currently utilised as a home office and hobby room, this spacious double bedroom enjoys wonderful, elevated views. A charming window seat provides the perfect spot to relax and take in the outlook, while an original feature fireplace enhances the room's character.

Separate WC

Conveniently located on the second floor, comprising a WC and a window providing natural light and ventilation.

Stairs up to the Second Floor



Occasional Room

A further staircase leads to an impressive occasional loft room, a versatile space illuminated by a Velux window that enjoys arguably the finest views in the house. Generously proportioned and benefiting from useful under-eaves storage to both sides, the room offers excellent flexibility, whether as a home office, hobbies room, studio or occasional guest accommodation. Please note that some areas of the room have limited head height due to the sloping ceilings.





Outside

To the front of the property, steps lead down from the pavement to a delightful, award-winning front garden. Thoughtfully landscaped with attractive raised beds, it provides a welcoming approach while remaining wonderfully low maintenance. The enclosed rear garden is a private and peaceful retreat, thoughtfully designed to create a few distinct seating and entertaining areas. An artificial lawn is complemented by a patio, ideal for al fresco dining, while well-stocked borders planted with mature shrubs and bushes provide colour, interest and a high degree of privacy throughout the seasons. Also located to the rear is a rendered garage, fitted with power, a side pedestrian door and an up-and-over garage door, offering excellent storage or workshop potential. A garden gate provides direct access to the rear lane and, beyond, the adjoining recreation ground, making this an ideal setting for families and those who enjoy outdoor pursuits.

Services

All mains connected- Gas central heating

Tenure

Freehold

Council tax

Westmorland and Furness Council - Band C.

Directions

What3words:///building.hotels.recapture

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0 Building 1



Landing
5'5" x 11'11"
1.67 x 3.64 m

Floor 1 Building 1



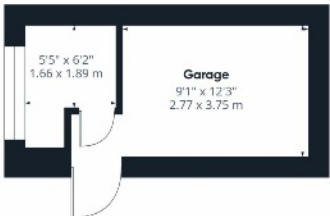
Landing
2'7" x 6'3"
0.81 x 1.92 m

WC
2'6" x 4'11"
0.78 x 1.51 m

Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1360 ft²
126.4 m²

Reduced headroom

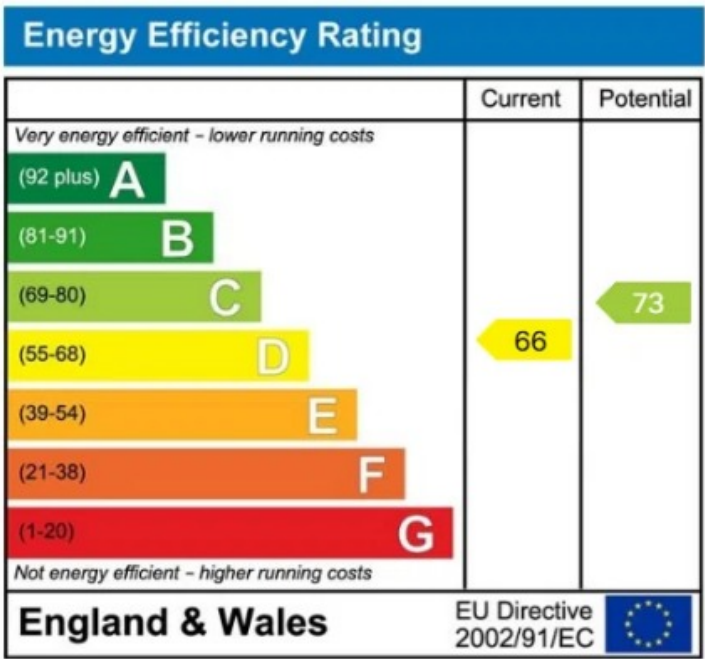
112 ft²
10.4 m²

(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.