

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£815,000

17 Annisgarth Park, Windermere, Cumbria, LA23 2HX

Set in a fabulous location at the head of a cul de sac just a few minutes drive from both Bowness and Windermere villages this 3 bedroomed detached family home offers spacious accommodation, integral double garage, good sized gardens and far reaching views of the Lakeland Fells.

Quick Overview

3 Bedroomed detached house
1 Reception room and 2 bathroom/shower rooms
Peaceful location
Good sized garden with pond
Far reaching views of Lakeland Fells
Close to Bowness and Windermere villages
In good modern order
An ideal family home, investment or second home
Integral double garage and off road parking
Superfast broadband speed of 52 Mbps



3



2



1



D



Superfast
Broadband



Garage and Off
Road Parking

Property Reference: W5827



Living Room



Kitchen



Rear Elevation



View from balcony

Location: Located on the quiet and private estate of Annisgarth Park, being a small residential cul de sac conveniently positioned for both Bowness and Windermere. The property is surprisingly private and yet so close to all the village amenities.

From Windermere proceed down Lake Road towards Bowness bearing left immediately before the Police Station onto Craig Walk. At the top of Craig Walk bear left into Annisgarth Drive, continuing onto Annisgarth Park, bear around to the left and then down the driveway passing No.18 and then reaching No.17, literally at the end of the cul de sac.

Description: A spacious detached 3 bedroomed house set in a good sized garden plot with off road parking and integral double garage. To the ground floor there is a large 'L' shaped living room with balcony overlooking the gardens with views towards the Lakeland Fells, modern kitchen with breakfast bar with access to large balcony overlooking the gardens, a double bedroom with en-suite shower room and a separate WC. Access to the first floor where a galleried seating area and a large loft space can be found, this could be used as an office space or play room or equally as a store area. To the lower ground floor there are a further 2 bedrooms, 4 piece house bathroom and access to the integral double garage.

Outside the property there is a good sized garden with a feature pond, a patio seating area, gravelled area and of course the 2 balconies off the kitchen and the living room. The mature trees, plants and shrubs allow for plenty of privacy and with the added bonus of many countryside walks from your doorstep.

Accommodation (with approximate measurements)

Ground Floor

Entrance Hall

Hallway

Living/Dining Room 27' 8" x 19' (8.43m x 5.79m)

Balcony 12' 11" x 9' 5" (3.94m x 2.87m)

Kitchen 19' 7" x 8' 10" (5.97m x 2.69m)

Balcony 24' x 6' (7.32m x 1.83m)

Bedroom 1 13' 7" x 10' 1" (4.14m x 3.07m)

First Floor

Loft Space 19' 10" x 10' 2" (6.05m x 3.1m)

Lower Ground Floor

Bedroom 2 13' 8" x 12' 10" (4.17m x 3.91m)

Bedroom 3 13' 5" x 12' 10" (4.09m x 3.91m)

Garage 23' x 19' 9" (7.01m x 6.02m)

Property Information

Outside

To the front of the property is a sweeping driveway with parking for several cars and access to the double garage. Surrounding the property are fabulous gardens with feature pond, timber shed/workshop and mature trees, plants and shrubs, a real gardeners haven. There is also a patio seating area perfect for al fresco dining or relaxing in the evening sun.

Services

Mains gas, electricity, water and drainage. Double glazing to windows and gas central heating to radiators.

Council Tax

South Lakeland District Council - Band G

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

<https://what3words.com/sunroof.users.supple>

Notes *checked on <https://checker.ofcom.org.uk/> 1st August 2022 - not checked



Bedroom 1



Bedroom 2



Bedroom 3



Patio Seating Area

17 Annisgarth Park, Windermere, LA23

Approximate Area = 2205 sq ft / 204.8 sq m (includes garage)

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 2273 sq ft / 211.1 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). © nchecon 2022. Produced for Hackney & Leigh. REF: 875905

A thought from the owners...Extremely peaceful, wonderful neighbours. The views from the balcony are unsurpassed.

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