

## 17 Landing How, Lakeside, Ulverston, LA12 8DH



**£2,000 Per Month**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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This is an exceptionally located property. Situated in a private gated development with 16 other properties and with Lake Windermere access, this is a very rare opportunity to rent a large 3 bedroom property in an exclusive location and enjoy so many benefits of the adventures of a Lake District outdoor life.

Access by road is excellent. Located just 2 minutes from Newby Bridge and little more than a 20 minute drive from junction 35 of the M6.

Gates in the private grounds provide the residents with access to well maintained foot paths which take you to either the Lakeside Hotel (5 minute walk) or the Swan at Newby Bridge (15 minute walk) which is a lovely walk alongside the River Leven.

Energy Performance Certificate - D  
Council Tax Band - E

### The House

Split over 3 floors, the property benefits from a WC on each floor, a large playroom/living room with glass doors to the garden (pool table not included in the letting), a very large and decked terrace with glass balustrade accessed off the first floor living room which is not overlooked by any properties and with views to woodland and Gummars How Fell.

The living room, kitchen and dining area are all open plan. The living room has a gas fire and the whole property has gas central heating.

Each of the 3 bedrooms is large enough for a double bed.

There is also a further good sized store room with en-suite WC which

has in the past been used as a guest bedroom but has no windows and therefore can't be classed as a bedroom.

The garden has the benefit of an insulated summer house with electric sockets, perfect for an additional office or place to escape and enjoy the evening sun through the double doors or sat on the terrace in front.

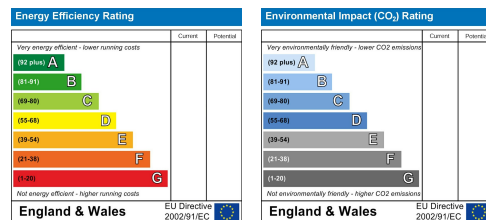
A gardener is available to maintain the house garden for a sensible annual cost should this be desired.

An electric car charger can easily be fitted (this would be a tenant cost) as the previous tenant had one and the fuse remains ready to connect a charger.

The Landlord does have a sofa and double bed in one of the bedrooms, wardrobes in two of the bedrooms and desks and shelving units in the third bedroom, all of which can be included in the letting or removed.

### The private grounds

There are significant grounds within this private development for the benefit of the residents. These include beautifully maintained grounds consisting of a large lawn with impressive mature trees, woodlands that border the Lake with quaint maintained paths, a private jetty for residents and a public slip way which makes it easy to launch kayaks or similar. The Haverthwaite to Lakeside railway runs under the bridge within the grounds and through the private grounds adding to the holiday feel of this exceptional location.





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