



## Lickbarrow Close

£235,000

Low Lickbarrow Farm, Lickbarrow Close, Windermere, LA23 2NF

3 bedroom Lakeland former farm house which is full of character and thought to have been built in the 1730's. It is conveniently situated in a quite cul-de-sac on the edge of the open countryside. This property is for sale by public auction held on the 21st May at the Halston Hotel, 20-34 Warwick Road, CA1 1AB.

### Quick Overview

For Sale on Public Auction

- 3 bedroomed character former farm house
- Original doors and a few original beams
- 2 reception rooms
- 1 Bathroom, 1 separate cloakroom
- In need of substantial renovations
- Peacefull cul-de-sac position on the edge of open countryside
- Rear garden
- Communal parking and single garage
- Superfast Fibre Broadband available \*



3



2



1



Superfast  
Fibre  
Broadband



Communal Prking  
and single garage

Property Reference: W6321



Living Room



Kitchen



Dining Room



Kitchen

A 3 bedroom Lakeland former farm house which is full of character and thought to have been built in the 1730's. It is conveniently situated within a quiet and desirable cul-de-sac on the edge of the open countryside yet is still conveniently situated just on the outskirts of Windermere Village. Retaining many original features including some thick stone walls, window seats and many exposed beams all of which give the property that quintessentially Lakeland feel.

Stepping inside the home, you are greeted by the tales of centuries past with the living room which is adorned with exposed beams and the original spice cupboard. Open fire place, original oak walls and doors.

The adjacent dining room has an electric fire place with large windows that overlook the garden. This follows into the kitchen where there is space for a dishwasher, washer/dryer and undercounter fridge. A four-plate gas cooker and gas oven as well as base and wall units.

Moving up through a small hall to the first floor via a fantastic traditional return staircase where you will find the bedrooms and the bathroom. All three bedrooms offer built in wardrobes, are well lit with natural light.

The bathroom completes the first floor with a three-piece set comprising of bath, wash hand basin and WC. There is a linen/airing cupboard in the hallway, descending to the ground floor, you will find an under-stair storage cupboard and a separate cloakroom close to the entrance hall.

Outside the property offers communal parking in the front, a paved walk way that is shared by the neighbour and a small garden and to the rear of the property, a private garden and a single garage. The access to the garage is quite narrow depending on the vehicle size.

Whilst the property requires some structural remedial work and would benefit from substantial upgrading, it has been recently rewired, has many original features, is quirky and welcoming and available to view immediately.

#### Ground Floor

**Living Room:** 18' 5" x 13' 1" (5.62m x 4.01m)

**Dining Room:** 11' 9" x 11' 7" (3.58m x 3.54m)

**Kitchen:** 11' 7" x 6' 5" (3.54m x 1.97m)

**Seperate Cloakroom**

#### First Floor



Living Room



Dining Room



Bedroom 1

**Bedroom 1:** 12' 0" x 11' 10" (3.66m x 3.61m)

**Bedroom 2:** 13' 5" x 9' 9" (4.11m x 2.99m)

**Bedroom 3:** 9' 11" x 6' 9" (3.03m x 2.07m)

**Bathroom**

**Garage:** 17' 10" x 9' 0" (5.44m x 2.74m)

### Property Information

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

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

**Services:** Mains gas, water, drainage and electricity.

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

**Viewings:** Strictly by appointment with Hackney & Leigh.

### What Three Words and Directions:

[///residual.makeovers.exonerate](#) Leaving our Windermere office take New Road towards Bowness, turn left onto Thornbarrow Road, at the top turn right onto Park Road then turn left at the crossroads of Park Road and Lickbarrow Road. Lickbarrow Close is second right part way up the hill and Low Lickbarrow Farm is set back on the left hand side.

**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 £42.67 (inc. VAT) per individual or £36.19 (incl. 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 £120 (incl. vat).



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Rear Garden



Garage



Views

Request a Viewing Online or Call 015394 44461

# Windermere Sales Team

## Mike Graham F.N.A.E.A.

Manager & Property Valuer  
015394 44461



mikegraham@hackney-leigh.co.uk

## Hayley Wilson

Assistant Manager & Property Valuer  
015394 44461



windermersales@hackney-leigh.co.uk

## Jacqui Todd

Sales Team  
015394 44461



windermersales@hackney-leigh.co.uk

## Emma Heginbotham

Sales Team  
015394 44461



windermersales@hackney-leigh.co.uk

## Jan van Stipriaan

Viewing Team  
015394 44461



windermersales@hackney-leigh.co.uk

## Shirley Crisp

Viewing Team  
015394 44461



windermersales@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.

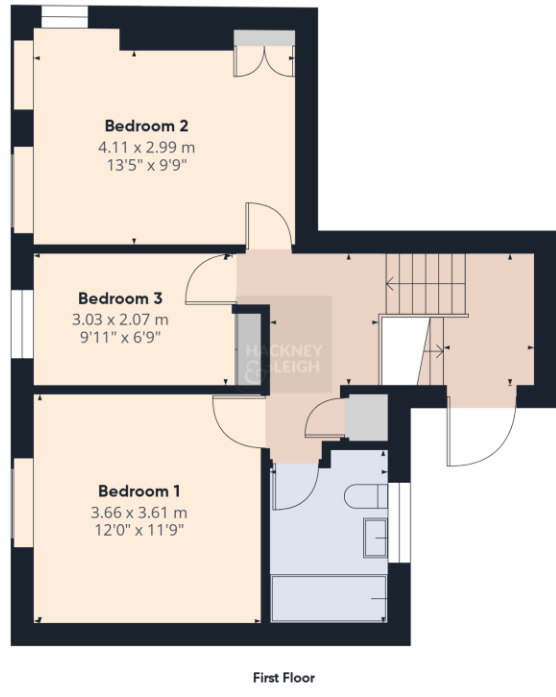
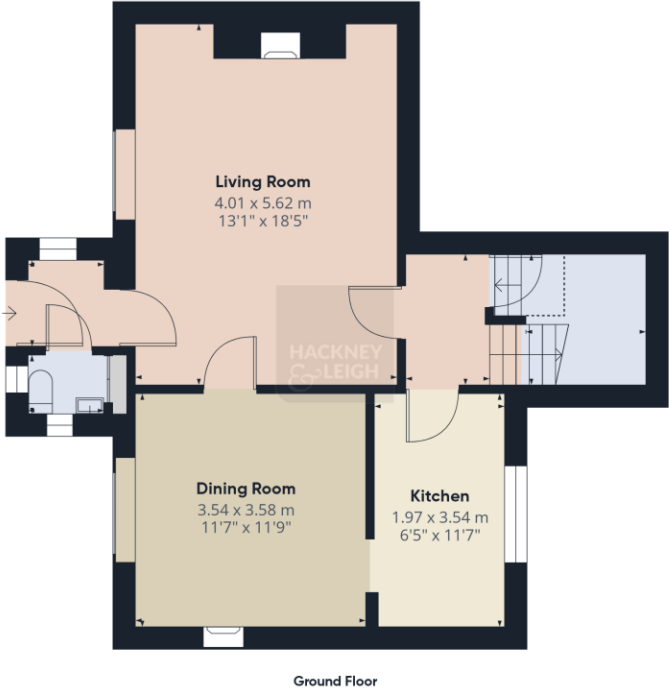


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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-leigh.co.uk



**Approximate total area<sup>(1)</sup>**  
103 m<sup>2</sup>  
1106 ft<sup>2</sup>

**Reduced headroom**  
3 m<sup>2</sup>  
32 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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

GIRAFFE360



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/01/2026.