



# College Road

£785,000

Garthside, College Road, Windermere, LA23 1BU

Discover a home where attractive, modern design meets serene living, positioned on the edge of the picturesque Phoenix Park. This superb architect-designed semi-detached residence has been owned by the current vendors in excess of 20 years and offers a harmonious blend of style, comfort and functionality. Architect designed and thoughtfully crafted 4 bedroom accommodation with family life and visiting guests well catered for.

## Quick Overview

- 4 Bedroomed Semi Detached House
- 2 Reception Rooms
- 3 Bathrooms, 1 ensuite
- Large Immaculate Garden
- In Good Decorative Order
- Excellent Residential Location
- Close to all local amenities
- Uniquely designed
- Double Garage and Off Road Parking
- \*Ultrafast Fibre Broadband



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Ultrafast  
Fibre  
Broadband



Double Garage &  
Off Road Parking

Property Reference: W6272



Living Room



Dining Room



Sitting Room



Kitchen

Step inside to be greeted by a practical entrance porch, ideal for coats, shoes and boots. Within the welcoming entrance hall stairs lead to first floor there is access to the reception rooms, cloaks and utility. Well-proportioned reception rooms offer a sense of space and light, this includes a Sitting Room with front aspect and further sizeable Living Room with double doors to the rear garden and focal point sandstone fireplace with inset coal effect gas fire. Adjacent is the formal Dining Room again enjoying access to the garden from double doors.

Within the excellent, well equipped breakfast kitchen is a range of solid oak wall and base units with complementary worksurface incorporating a single drainer sink unit. There is a large range style oven with extractor canopy over, integral fridge and freezer, dishwasher and tiling to walls and floor. There is a cloakroom with WC and wash hand basin and well proportioned utility room having a good range of wall and base units. Plumbing is in place for a washer, tumble dryer and access to small loft area.

At landing level there is a wonderfully light filled space. The home features two luxurious en-suite bedrooms, providing privacy and convenience for family members and guests alike. The primary bedroom has a superb range of built in bedroom furniture and lovely outlooks from two windows across Phoenix Park. The en suite bathroom consists of high quality fittings throughout and is repeated in Bedroom Two which has a rear aspect again with views of the Park. Two further generous double bedrooms offer further bedroom/study or guest spaces and each room is meticulously maintained.

The family bathroom is well appointed with a four piece suite including corner bath, wash basin, WC and shower cubicle. There is complementary tiling, spotlights and extraction.

Outside, the property continues to impress. Generous, mature gardens extend to two sides of the home with well established trees and shrubs and a good hedge boundary to the rear offering a private space for relaxation and outdoor activities. Whether you're hosting a barbecue or enjoying a quiet morning coffee, the beautifully landscaped gardens provide the perfect backdrop. A water tap, 2 electric power sockets, water butt are available for the garden spaces.

A double garage providing ample storage and parking space or great workshop space has the benefit of power, light, water tap and electric up and over door and is offset from the house with further gated hard standing and parking to the front, allowing for several vehicles or caravan/motorhome etc.

This unique home and its discreet location is a testament to thoughtful design and quality craftsmanship. Don't miss the opportunity to make this architectural gem your own.

[Approximate Dimensions](#)

[Entrance Porch](#)



Kitchen



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

## Entrance Hall

Living Room: 17' 11" x 16' 6" incl. fireplace (5.46m x 5.03m)

Dining Room: 15' 5" x 14' (4.7m x 4.27m)

Kitchen 14' 8" x 12' 10" (4.47m x 3.91m)

Sitting Room: 20' x 12' 10" (6.1m x 3.91m)

Utility: 13' 8" x 7' 11" (4.17m x 2.41m)

## First Floor

Bedroom 1: 16' 6" x 15' 8" (5.03m x 4.78m)

Bedroom 2: 15' 9" x 12' 10" (4.8m x 3.91m)

Bedroom 3: 14' 8" x 12' 10" (4.47m x 3.91m)

Bedroom 4: 14' 1" x 12' 9" (4.29m x 3.89m)

## Family Bathroom

Garage: 17' 11" x 14' 4" (5.46m x 4.37m)

## Property Information

Council Tax: Westmorland and Furness Council - Band G

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

Services: Mains gas, water and electricity.

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///flinch.newsprint.tidying](http://flinch.newsprint.tidying)

From our office on foot proceed left towards the heart on Windermere bearing left into College Road. Continue for approximately 250 yards and the property can be found on the left hand side adjacent to the Applegarth Villa.

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 (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 £150 (incl. vat).



Rear Exterior



Rear Garden



Side View



Front Elevation

Request a Viewing Online or Call 015394 44461

## Meet the Team

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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: windermeresales@hackney-

# Garthside, College Road, Windermere, LA23

Approximate Area = 2730 sq ft / 253.6 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 2988 sq ft / 277.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1336515

A thought from the owners...

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