



# Holly How

Hazelrigg Lane, Newby Bridge, LA12 8NY

Offers in the region of £600,000



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An appealing well proportioned detached property pleasantly situated in an elevated, private position amidst substantial gardens and grounds in the desirable area of Newby Bridge. Enjoying views towards Gummers Howe the living accommodation sits above an integral garage which briefly comprises of sitting room, kitchen, dining room, shower room, ground floor bedroom and a further two double bedrooms to the first floor with separate WC. Originally built in 1968 of breeze block under a white render the property is potentially one of last untouched houses on Hazelrigg Lane offering a potential buyer plenty of scope to develop and remodel to their taste. The well balanced property also benefits from a substantial area of woodland behind extending to approximately 5 acres. The property is unrestricted and will be suitable for those seeking a permanent residence, private second home or holiday let investment with its proximity to the lake.

The property is located within the Lake District National Park and is just a short walk to the Swan Hotel, which is renowned for its superb restaurant, public bar, gymnasium, relaxing spa, tranquil park and competitively priced marina. On the fringe of Lake Windermere, Fell Foot Park, the Newby Bridge Hotel and the Lakeside Hotel & Spa are nearby. Newby Bridge is conveniently placed for the amenities available in Bowness, Windermere, Grange-over-Sands, Ulverston and Kendal and offers easy access to the M6. The location offers Countryside walks immediately accessible from the front door.







### Accommodation

Steps up to the side of the property lead into Entrance Porch with double glazed door and window, ample cloak hanging space with a built in wooden bench below with storage within.

### Hallway

A central hall leading off to all rooms with a cupboard under the stairs housing hot water cylinder.

### Sitting Room

A well proportioned living room with large double glazed window to the front aspect taking in views of the surrounding countryside including Gummers Howe. Central to the room is a green slate surround with inset multi-fuel log burner on a green slate hearth.

### Kitchen

Fitted kitchen with a range of wall and base units, a breakfast bar and incorporating electric range cooker, plumbing for washing machine and an additional built in pantry cupboard. There is a serving hatch to the sitting room, and door and window to the rear aspect and out to the garden.

### Dining Room

A formal dining room with double glazed window looking out to the rear garden.







### Ground Floor Bedroom

Good size double bedroom with a double glazed window to the front aspect enjoying views of Gummings Howe.

### Shower Room

Renewed in 2017 the shower room comprises walk in shower with glazed screen with Aqualisa shower head with wall mounted shower controls, sink with vanity unit and WC. Finished with tiled walls, fitted wall cabinet with mirror and a double glazed window.



### First Floor

Stairs leading to half landing with double glazed window and continue to the first floor landing.

### WC Facility

A separate WC and sink unit with vanity unit below, Velux window, tiled walls.

### Bedroom

Double bedroom with built in wardrobes with sliding doors, access at the rear to eaves storage space. Further eaves storage on the other side. There is a double glazed window to the gable end aspect.

### Bedroom

Currently a twin bedroom with access to eaves on both sides, loft hatch access and double glazed window to the gable end.



### Integral Garage

Beneath the house is an integral garage covering half of the houses footprint. In other half of the under the sitting room is a inaccessible room offering scope to be developed. Air Blow Heating System Boiler is located in the located in the garage and blows hot air through ducts and vents through out the house. Oil tank.





### Outside

At the front of the property is a garage at the bottom of the driveway which is owned by the property and ready for knocking down and redeveloping. The lower part of the drive, from the lane across the front of the garage, is owned by and shared with neighbour next door. The gardens area extend out the front of the property and to the rear which has a fenced garden area with green house and a rear patio area. Beyond the fenced garden area the plot continues into an elevated woodland area of circa 5 acres which has potential to be landscaped or transformed into a wilderness garden.

### Directions

From Newby Bridge roundabout on the A590 head towards Ulverston and take the immediate first left hand turn into Canny Hill. Continue for around ½ a mile up Canny Hill joining Hazelrigg Lane and the property can be found on the right hand side.  
Whatthreeords: ///micro.ships.online



### Services

Mains electric. Oil fired heating, hot air vented system. Shared spring fed water supply. Private septic tank (would require updating if needed to meet current standards)

### Tenure

Freehold.

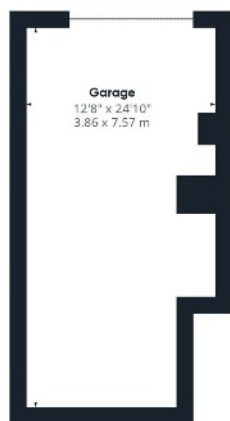
### Internet Speed

Standard speed of 14 Mbps download and for uploading 1 Mbps as per Ofcom website.

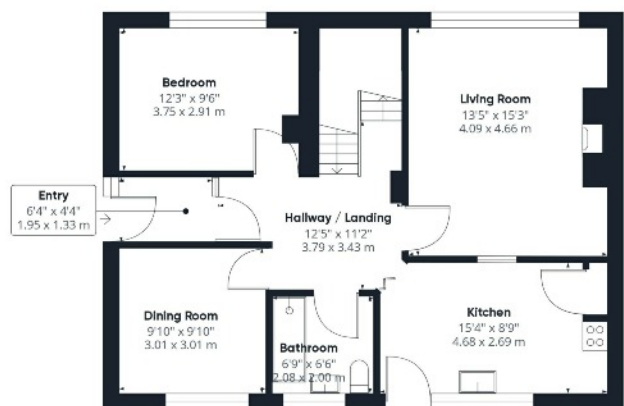
### Council Tax Band

F





Floor -1



Floor 0



WC  
6'3\"/>

Floor 2

Approximate total area<sup>(1)</sup>  
 1733.18 ft<sup>2</sup>  
 161.02 m<sup>2</sup>

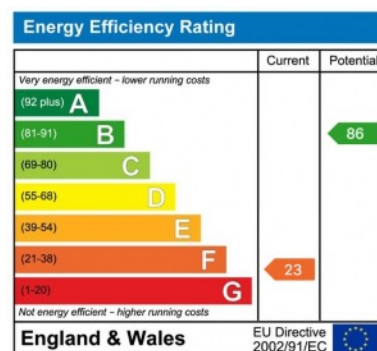
Reduced headroom  
 256.99 ft<sup>2</sup>  
 23.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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.

