



# 7 Thornbarrow Hall

Thornbarrow Drive, Windermere LA23 2EP

Price £350,000

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An opportunity has arisen to purchase an immaculately presented two-bedroom ground floor luxury apartment 7 Thornbarrow Hall, set in a unique and private development. Thornbarrow Hall was formally a gentleman's residence in the early 1800's, converted in early 1990 to 7 luxury apartments set in a tranquil and Peaceful location, with beautiful surrounding communal grounds and gardens and serviced with private parking. This very generously proportioned apartment situated on the ground floor with easy level access has gas central heating and is very well presented throughout with plenty of character and eye to detail features incorporated and offers accommodation of wide entrance hall, living room, kitchen, bathroom, two double bedrooms, private outside patio area and very useful basement storage.

The property is well positioned in an elevated location up a short private cul-de-sac hidden away close to the village centre of both Bowness and Windermere within easy walking distance of a range of shops, restaurants, bus stop, dentist and doctors making this an ideal opportunity to acquire as a permanent home, exclusive weekend retreat or bolt hole to explore the Lake District attractions or as a buy to let property. Please note no commercial holiday letting is allowed.





## Accommodation

Shared entrance hall with apartments 2, 3, & 4.

## Entrance Hallway

Spacious hallway with ample room for kicking off your shoes and hanging up wet coats with a built in cupboard. Full of character from the attractive cornicing and skirting boards with plenty of space for a sideboard.

## Lounge

A spacious and light living space given by the two deep sill and tall double glazed windows. One with opening sash and the other is fitted. This attractive room boasts plenty of character including impressive cornicing, shelved alcoves, and skirting boards. Central to the room is an imposing feature sandstone fireplace with inset free standing cast iron electric stove. To the rear is a covered radiator.

## Kitchen

Beautiful shaker style kitchen, fitted with an extensive range of kitchen units complimented with black granite work surfaces incorporating a black quartz inset sink unit and a wide range appliances including new dual fuel Stoves range oven, fridge, dishwasher and washer/dryer. This fabulous room has windows to two sides features a traditional panel back door which leads out onto an enclosed courtyard with ample space for seating area. The kitchen is finished attractively with tiled floor, tiled splash backs with counter top lighting, inset ceiling lighting and a wall mounted TV point.





### Bedroom One

Leading off the hallway into the generous double bedroom which enjoys a pleasant view from the bedside out of two large double glazed windows which open outwards, which flood the room with natural light. The characterful features continue with impressive corning and skirting boards. There is ample space for wardrobes, recessed alcove for a dressing table and bedside units and a wall mounted TV point.

### Bathroom

Beautifully tiled bathroom suite comprising a french style bath with waterfall and hand shower attachment, WC and RAK countertop wash basin with useful storage. The bathroom is neatly appointed with an array of lighting, double glazed window and luxury central heated powder coated cappuccino towel rail.



### Bedroom Two

Second generous double bedroom leading off the hallway, enjoying plenty of light and pleasant views from two double glazed windows which open outwards. The characterful features continue with corning and skirting boards. There is ample space for a wardrobe, dressing table and bedside units.

### Basement Storage

Accessed on the side of the building is a communal storage room,





### Outside

7 Thornbarrow Hall has allocated parking adjacent to the apartment and there are 3 visitor spaces available for the shared use of the 7 apartments. Surrounding the building are some pleasant communal gardens maintained by the management company and No.7 being the only one has its own private enclosed courtyard garden with a patio area complete with outside lighting and power points.

### Services

Mains gas, water, drainage and electric connected.

### Tenure

holiday letting is not permitted.  
Leasehold on the remainder of a 999 year lease from November 1992.

There is a service charge of £235 per calendar month which covers the maintenance of the outside of the building, buildings insurance and the upkeep of the communal gardens.

### Council tax band

C

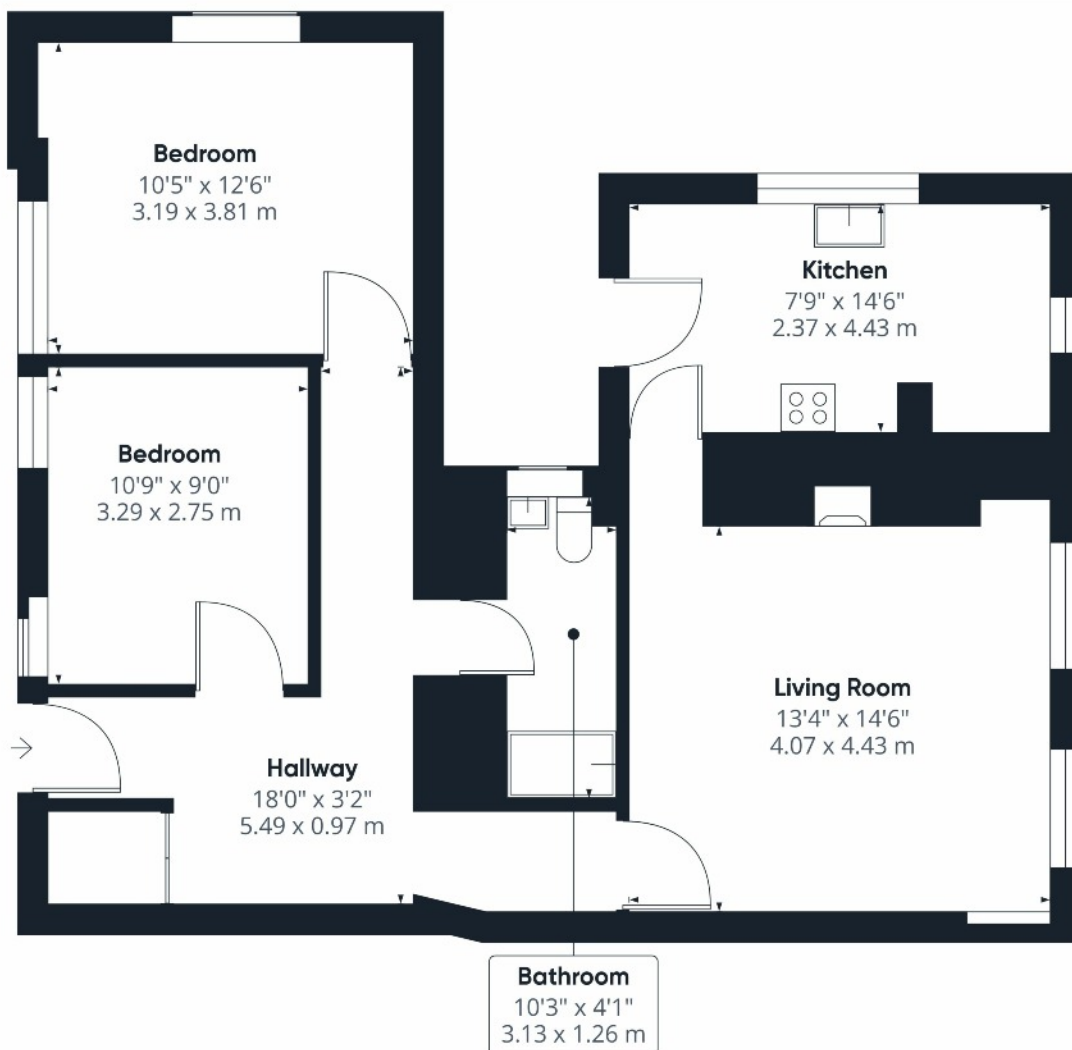
### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Directions

From Windermere follow the A590 towards Bowness onto Lake Road. Pass Thornbarrow Road on your left and the entrance to Thornbarrow Hall can be found at the next left before the police station and Craig Walk. Follow the private drive to the top where Thornbarrow Hall can be found and No.7 is situated to the rear of the building.





Approximate total area<sup>(1)</sup>  
 758.62 ft<sup>2</sup>  
 70.48 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.