



The Coach House

Bank Road, Windermere, Cumbria, LA23 2JW

Price £450,000

The Coach House

Bank Road, Windermere

Sale of a former coach house nestled in the heart of the Lake District village of Bowness-on-Windermere. Internally the property offers versatile four bedroom, two bathroom accommodation complemented by a sitting room, kitchen, dining area, utility room, office, private patio garden and integral garage. The property also owns a strip of land to the front providing off-road parking. The property will suit a range of buyers including permanent home, second/holiday home, long term rental investment or staff house.

Situated in the heart of the village of Bowness-on-Windermere this traditional stone is quietly tucked away on Bank Road just off the main thorough thru with a range of shops, restaurants, cafes and bars right on the door step. There are a large range of local amenities and tourist attractions close at hand, transport links including train, bus and Lake Cruisers are all within easy walking distance and offer excellent accessibility to enjoy the beautiful Lake District National Park.



Accommodation

A recessed front door opening onto the entrance hall. The hallway in turn provides access to the ground floor and stairs leading to the first floor with further access to the shower room.

Sitting Room



A spacious reception room providing a dual aspect with a double glazed window to the front and a further window to the side looking out onto the private garden.

Dining Area

An good size dining area benefiting from a high level double glazed window within the rear wall. The room has an open access through into the kitchen and features further doorways leading to the office, utility area and into the integral garage.



Kitchen

A modern fitted kitchen which contains plenty of work surface with fitted base and wall mounted units combined with display cabinets. The kitchen includes integrated stainless steel sink and drainer with mixer tap and has been finished with complimentary splash back tiling. The kitchen also benefits from a dishwasher and a range cooker with extractor hood over, while benefiting from overhead spotlighting and a double glazed window to the side. The room has a wall mounted radiator and a doorway to the courtyard garden.



Office/Study

An additional room accessed from the dining room which also houses the gas boiler and an airing cupboard. The room would make an ideal office/workspace or a potential small bedroom.

Utility Room

Accessed from the dining area, the utility area is a partition room once part of the garage with a raised floor offering a side board and space and plumbing for a washing machine and dryer.



Shower Room

Accessed off the half landing, a corner shower cubicle with wall mounted electric Mira Sport shower, WC and pedestal wash hand basin. The room has a double glazed window to the front and features full height tiling and a single panel radiator.

Stairs from the entrance hall lead up to

First Floor

The first floor landing provides to the four bedrooms and a bathroom.



Bedroom One

A spacious double bedroom with original feature wooden beams to a pitched ceiling allowing the room to retain the original character from within the coach house. There is a large double glazed window to the front aspect as well as further access to a storage cupboard while the room has television, telephone and power points as well as wall mounted radiators.



Bedroom Two

A large double bedroom featuring a double glazed dormer window to the front and a high level circular single glazed original window to the side. The room has recess space ideally suited for storage furniture and allows further space for a vanity area. The bedroom also has light and power points and exposed wooden beams.

Bedroom Three

A third double bedroom with a high level pitched ceiling and several feature exposed wooden beams. The room has a double glazed window to the side and contains a wash hand basin. There is space for furniture while benefiting from light and power points.



Bedroom Four

A single bedroom which runs across the rear of the property providing potential as a nursery or hobbies room as well as a home office. The room has a pitched ceiling with exposed wooden beam and a double glazed window to the rear.



Bathroom

A modern fitted three piece suite in white which includes a bath with wall mounted Mira Sport shower as well as a WC and pedestal wash hand basin. The bathroom has full height tiling to the bath and basin and provides a feature beam to the ceiling and a double glazed Velux window to the rear.



Outside

The property benefits from a private enclosed patio garden accessed from the kitchen which acts as a delightful sun trap and allows external dining. The garden has raised front and side planted borders and features a storage shed with power.

Garage

A large integral single garage with access from the utility area to the rear. The garage has an up and over door to the front and contains light and power points as well as a water supply. There is also further access to an under stairs storage cupboard.

Tenure

Freehold.

Council Tax Band

C

Services

All mains services connected. Gas fired central heating.

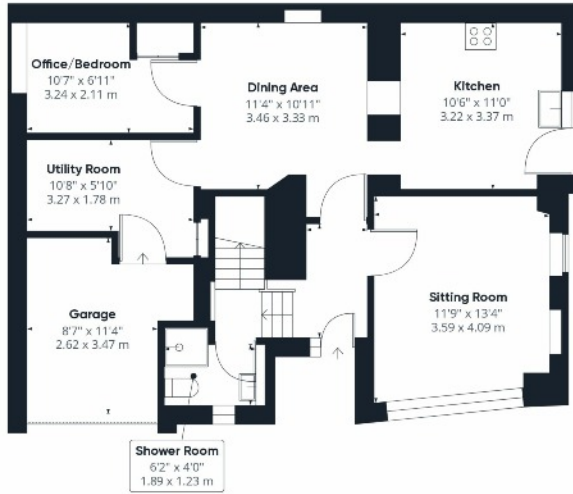
Internet Speed

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

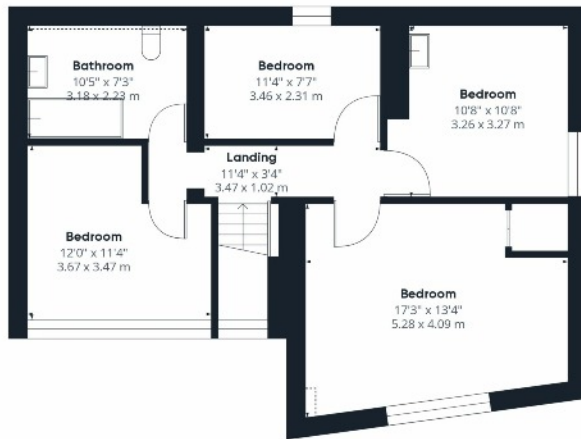
Directions

Travelling from Windermere southbound along the Lake Road continue towards Bowness before taking the right hand turning immediately after The Lonsdale House Hotel. The right hand turning takes you into Bank Road where you follow the road around to the right and take the second left hand turning. The Coach House will be situated on your left hand side at the end..





Floor 0



Floor 1

Approximate total areaⁱⁱⁱ
 1425.9 ft²
 132.47 m²

Reduced headroom
 5.57 ft²
 0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.