



## New Road

Windermere, LA23 2LA

Guide Price £325,000



- A Spacious Two Bedroom Apartment
- Grand Rooms, with Edwardian Period Features
- Master Bedroom Ensuite
- Long Lease
- Stone's Throw From Town Centre
- Ground Floor
- Cellar Rooms offer Further Potential
- Shared Gardens and Allocated Parking Space
- Holiday Lets Permitted
- Council Tax Band E

# New Road

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Sale of a spacious two bed ground floor apartment located in a fine old Edwardian building positioned close to the bustling centre of Windermere, yet tucked away off the high street in its own private space on the corner of Birthwaite Road and New Road. The flat is one of four properties that have been converted from a former gentlemen's residence and the grandeur of the preceding house is evident in the large rooms, high ceilings and finer detailing.

The accommodation comprises of an entrance porch, grand hallway, large lounge, master bedroom with ensuite and dressing room, second bedroom, kitchen, and bathroom. Additionally there is a large cellar which could offer potential for conversion into a habitable space subject to building regulations.

Internally there is a mix of secondary and single glazing and gas central heating. Outside you will find an allocated parking space and shared gardens that are maintained by the four residencies.

The property is on a long lease and the building is managed by the residents. Being just a stone's throw from Windermere Town Centre with its many restaurants, cafes and bars, this is an ideal opportunity for those looking for a holiday home, holiday rental, or a permanent home to live in and enjoy life in the Lakes.

Onward Chain Complete.



### Entrance Porch

7'3" x 4'0" (2.23 x 1.23m)

Stone steps rise to the porch entrance and then onto an internal door leading to the hallway.

### Hallway

28'0" x 15'1" (8.54m x 4.62m)

This is Cathedral hallway with a distinctive decorative ceiling and with plenty of space, with the former residents utilising a recess area as a space to dine. Beautiful eight panel Edwardian doors lead off into various rooms.

### Living Room

17'5" x 14'7" (5.31m x 4.45m)

A large room flooded with natural light that shines through the large format windows to the front and side elevations. Large timber beams span the ceiling.

### Kitchen

8'6" x 19'8" (2.60m x 6.00m)

The kitchen is fitted with a range of white cabinets at wall and base level and with contrasting work surfaces over. There are some integral appliances including an eye-level electric oven and grill, a ceramic hob, a one-and-a-half bowl sink and drainer and there is space for a tall fridge freezer. From here there is a side door leading outside and also an internal door leading to bedroom two.

### Master Bedroom

17'5" x 14'7" (5.31m x 4.45m)

A fine room with a decorative crossed beamed ceiling and of spacious dimensions. Double doors lead through to the ensuite.

### Ensuite

7'8" x 8'4" (2.36m x 2.55m)

A fully tiled room with a wet room floor and electric shower, a wash-hand basin and WC. Access is then provided to a dressing room area.

### Dressing Room/Office

7'8" x 8'4" (2.36m x 2.55m)

A bright room that could be used for a number of purposes, but perhaps most suited as a walk-in dressing room leading from the ensuite. The room is full of light and has a timber framed glazed door leading outside offering alternative uses, with the former residents utilising the room as an office.

### Bedroom Two

11'8" x 11'11" (3.57m x 3.65m)

A good sized double room with an extensive range of built in wardrobes and a hidden wash-hand basin.

### Shower Room

5'0" x 6'2" (1.53m x 1.88m)

Accessed from the Hallway and comprising of a shower cubicle, wash-hand basin, and WC.

### Cellar

7'10" x 17'6" & 7'9" x 18'0" (2.39m x 5.35m & 2.37m x 5.5m)

The cellar is accessed from the hallway and wood steps lead down to a space with potential should the new owner seek to expand the living accommodation. There is light from a window in the boiler room and external access via a door leading into a communal room containing the meters for the building.

### Parking

There is a single allocated space for the apartment immediately outside the main door entrance.

### Gardens

The grounds have planted areas outside the main building that are tended by the residents and there is a large sunken garden area to the rear.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

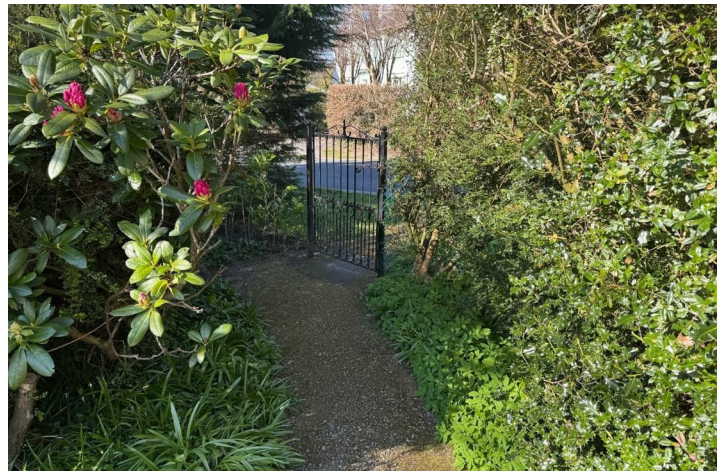
### PRIVATE DRAINAGE

Please note the property has a Septic Tank.

Floorplan

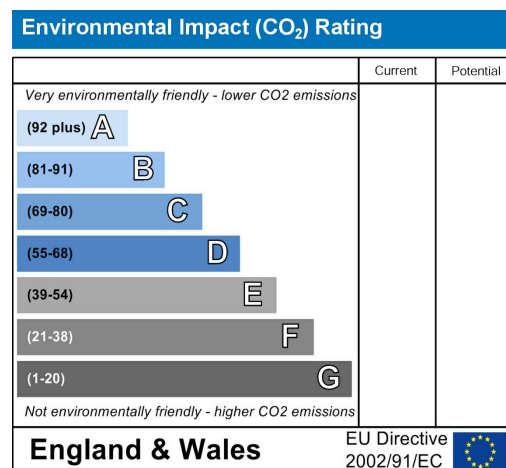
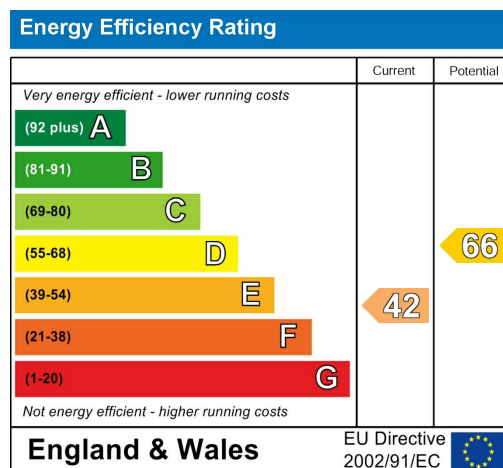








## Energy Efficiency Graph



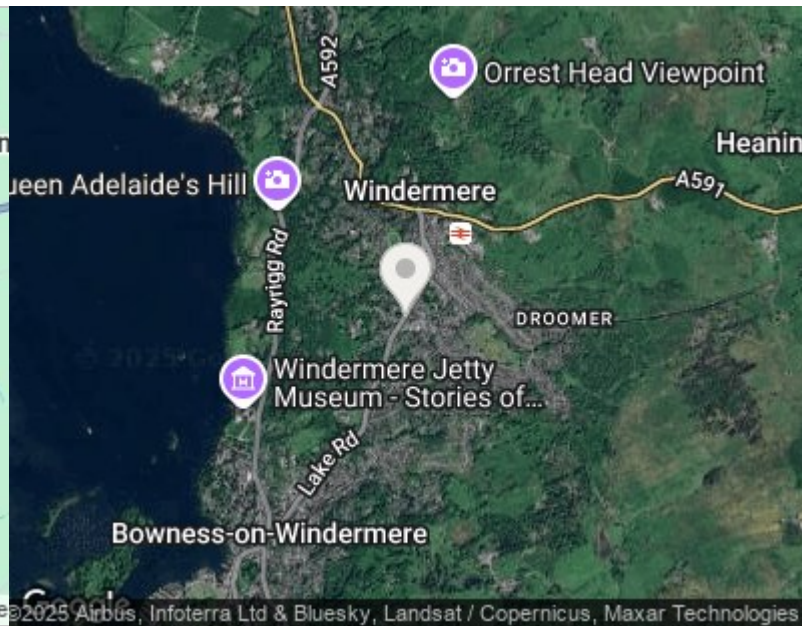
## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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