



2 Broadgate Hall, Windermere
£620,000



2 Broadgate Hall

Windermere, Windermere

A beautifully located Lakeland stone barn conversion situated near Ings within the Lake District National Park. The property enjoys a glorious pastoral setting with views over beautiful countryside and the high fells towards Kentmere with access to an extensive choice of local or more distant routes on foot or bicycle. The property enjoys easy access to local amenities in Ings and Windermere, including bus and train connections, as well as ready access to the market town of Kendal and the M6 Motorway.

The well-presented accommodation comprises an open plan living area comprising lounge with a feature fireplace, well-appointed kitchen including breakfast bar and a separate utility room and cloakroom. Also on the ground floor are an entrance hall, bedroom, study/further bedroom and bathroom that can also function as a separate annex for a family member. The first floor offers two double bedrooms both with storage and great views complemented by a family bathroom and access to a large part-boarded loft.

The spacious outdoors setting offers a generous and flexible outdoor living/seating area with views out across the fields with a lawn to the front with established trees complemented by another more formal lawn to the side of the property. Ample driveway parking is available as well.

PLEASE NOTE - the property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

GROUND FLOOR

OPEN PLAN LIVING AREA

26' 8" x 25' 4" (8.14m x 7.71m)

Both max. Double glazed door, three double glazed windows, two radiators, bespoke Oak kitchen with good range of base and wall units, sink, integrated double oven and microwave, 7 piece gas hob, extractor/filter over, integrated appliances including fridge, dishwasher, tiled splashbacks, recessed LED spotlights, stone flooring, gas stove to feature fireplace.

BEDROOM

14' 7" x 13' 12" (4.45m x 4.26m)

Both max. Two double glazed windows, electric radiator, stone features, exposed beams, wood flooring and built in cupboards

STUDY

7' 11" x 7' 9" (2.41m x 2.35m)

Both max. Two double glazed windows, electric radiator, exposed beams, wood flooring, telephone point.

BATHROOM

8' 4" x 6' 1" (2.54m x 1.85m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower fitment over, partial tiling to walls, recessed LED spotlights, shaver points, non-slip tiled flooring.

CLOAKROOM

4' 11" x 3' 10" (1.51m x 1.17m)

Both max. W.C. wash hand basin, recessed spotlights, extractor fan, stone flooring.

UTILITY ROOM

15' 5" x 13' 3" (4.71m x 4.05m)

Both max. Double glazed door, radiator, base and wall units, hot water cylinder, hot water boiler, stone flooring

ENTRANCE HALL

16' 4" x 6' 10" (4.98m x 2.09m)

Both max. Double glazed door, double glazed window, electric radiator, stone features, exposed beams, wood flooring, wall and spotlighting





FIRST FLOOR

BEDROOM

23' 4" x 14' 1" (7.12m x 4.28m)

Both max. Three double glazed timber windows, radiator, large built in walk in wardrobe, Oak mirrored freestanding wardrobe to remain recessed spotlights.

BEDROOM

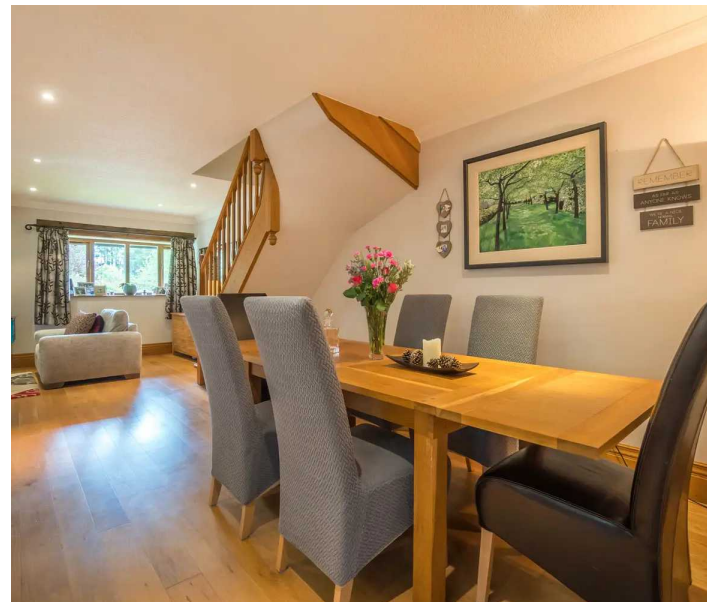
21' 4" x 13' 12" (6.49m x 4.26m)

Both max Main room with separate dressing area, double glazed timber window, double glazed roof window, radiator, loft access, recessed spotlights.

BATHROOM

16' 4" x 8' 8" (4.98m x 2.63m)

Both max. Large bathroom comprises four piece suite comprises W.C. two wash hand basins to vanity, corner bath, fully tiled shower cubicle with electric shower fitment, radiator, partial tiling to walls, extractor fan, recessed spotlights, stone tiled flooring.





OUTSIDE

Seating area located behind timber field gates with further seating area to the forecourt. A lawn is located to the front of the property with well-established trees and understorey planting. To the left hand side of the property is another lawn.

PARKING

Ample driveway parking.

EPC RATING E

SERVICES

Mains water, LPG gas, mains electric, non mains drainage, septic tank.

TENURE:FREEHOLD

COUNCIL TAX: BAND E

DIRECTIONS

From Ings to Windermere take the left onto Moorhowe Road, follow the road up the hill where 2 Broadgate Hall is located on the left.

WHAT3WORDS:necklace.replaces.senior.





Ground Floor



First Floor



2 Broadgate Hall, Windermere

Total Area: 182.8 m² ... 1968 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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