



Head of Winster, Winster, Cumbria

Asking Price £350,000

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Thomson Hayton Winkley



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ACCOMMODATION

Head of Winster is a delightful period chocolate box cottage dating from the mid 18th century located within the hamlet of Winster which is situated in the picturesque Winster Valley. The two/three bedroom property has character features throughout including oak beams and doors, log burning stove, exposed stone work and original staircase. The charming accommodation briefly comprises sitting/dining room, kitchen, bathroom and bedroom/study to the ground floor with two double bedrooms on the first floor. Now requiring some upgrading and modernisation offering the new purchaser the opportunity to create a property to their own taste yet benefits from pleasant terraced lawned gardens and off road parking for two vehicles. Convenient for all the amenities on offer in Bowness-on-Windermere which is approximately 2.5 miles away, the cottage will be ideally suited as a primary residence, holiday investment or private second home.

SITTING/DINING ROOM

23' 1" max x 15' 1" max (7.06m x 4.60m)

Single glazed door, three single glazed windows, two electric panel heaters, multi fuel stove to inglenook fireplace, television point, telephone point, wall lights, beamed ceiling.

BEDROOM/STUDY

8' 7" x 8' 4" (2.64m x 2.55m)

Single glazed window, electric panel heater, electric towel heater, beamed ceiling and wall.

KITCHEN

13' 9" x 8' 5" (4.21m x 2.58m)

Single glazed door, single glazed window, two Velux windows, electric panel heater, good range of base and wall units, sink unit, electric oven, electric hob with extractor/filter over, integrated microwave, space for a fridge, tiled worktop and splash backs, tiled floor, beamed ceiling.

INNER HALL

6' 2" x 3' 2" (1.89m x 0.98m)

Single glazed door, roof light, built in cupboard housing hot water cylinder, plumbing for a washing machine and electric towel rail.

BATHROOM

9' 10" x 5' 9" (3.02m x 1.77m)

Two single glazed windows, electric towel heater, three piece suite comprises W.C. wash hand basin and bath with shower mixer taps, shaver point, full tiling to the walls.

LANDING

13' 2" max x 7' 9" max (4.03m x 2.37m)

Single glazed window, original staircase, exposed beams.

BEDROOM

15' 5" x 10' 8" (4.72m x 3.27m)

Single glazed window, electric towel heater, wash hand basin.

BEDROOM

12' 8" x 12' 0" (3.87m x 3.66m)

Two single glazed windows, electric panel heater, electric towel heater, wash hand basin, television point, wall lights.

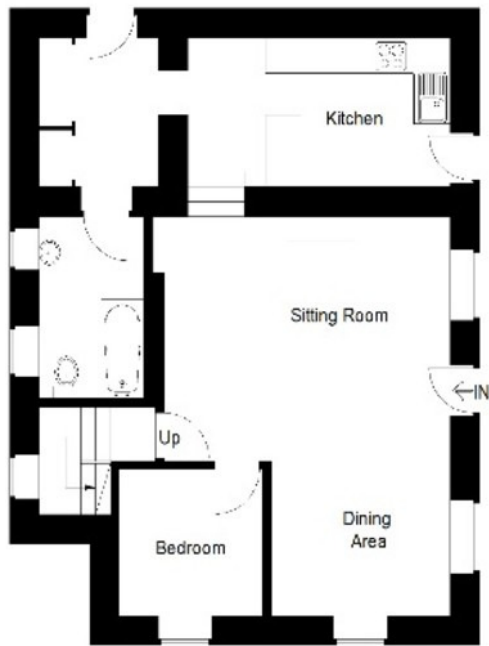
OUTHOUSE

12' 3" x 9' 4" (3.75m x 2.87m)

OUTSIDE

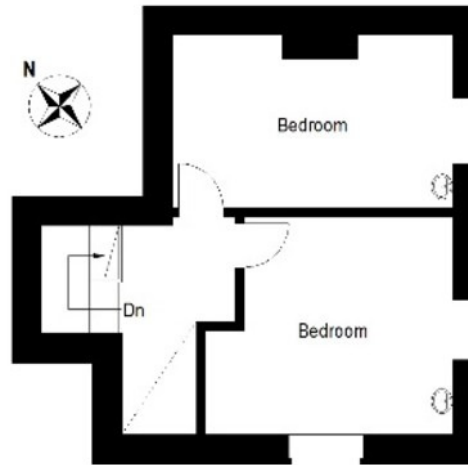
The cottage is situated in an idyllic rural location enjoying far reaching views over the Winster valley. There is a terraced garden comprising lawn, slate flagged patio and well stocked borders with a traditional open porch leading to the front door. To the side of the property there is private parking for two vehicles with stepped access leading to the rear where there is a gravel area, raised lawn and patio along with access to the outbuilding.





Ground Floor

Head of Winster, Winster, Lyth Valley, LA23 3NN



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansSketch.com © 2014 (ID127706)

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. Thomson Hayton Winkley Estate Agents LLP is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of Thomson Hayton Winkley Estate Agents LLP do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

Head of Winster, Winster, WINDERMERE, LA23 3NN

Dwelling type: Detached bungalow	Reference number: 8892-6825-9140-3850-9970
Date of assessment: 30 May 2012	Type of assessment: Full SAP, existing dwelling
Date of certificate: 30 May 2012	Total floor area: 109 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,614
Over 3 years you could save:	£ 3,675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 163 over 3 years	£ 270 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;"> You could save £ 3,675 over 3 years </div>
Heating	£ 6,905 over 3 years	£ 3,440 over 3 years	
Hot Water	£ 531 over 3 years	£ 256 over 3 years	
Totals	£ 7,614	£ 3,966	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs 95-100 (A) ■ 85-94 (B) ■ 75-84 (C) ■ 65-74 (D) ■ 55-64 (E) ■ 45-54 (F) ■ 35-44 (G) ■ 2-34 (H) ■ 1 (I) ■ Not energy efficient - higher running costs	<table border="1" style="border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">G</td><td style="text-align: center;">B</td></tr> </table>	Current	Potential	G	B	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).
Current	Potential					
G	B					

Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,104	✔
2. Floor insulation	£100 - £1,200	£ 288	✔
3. Draught proofing	£30 - £120	£ 132	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 to speak to a trained adviser. The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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DIRECTIONS

From our Windermere office proceed down Lake Road in to Bowness on Windermere passing the steamer piers on the right hand side. Continue to the marina village and turn left on to Longtail Hill. At the top of the hill turn right at the T junction on to A5074 and continue for 1.5 miles and Head of Winster is located on the left hand side just after the telephone box.

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