



Meadow Bank, Wood Broughton

Asking Price £595,000

Your Local Estate Agents
Thomson Hayton Winkley



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An immaculately presented four bedroom detached dormer bungalow situated in this rural hamlet within the National Park and being well placed for Cartmel village. With modern fittings throughout, there is a two bed self contained annex, delightful landscaped gardens along with a garage and ample parking.







ACCOMMODATION

Meadow Bank is a fabulous detached dormer bungalow located in the idyllic, picturesque hamlet of Wood Broughton. Situated within the Lake District National Park, it offers privacy while remaining convenient for the local amenities in the village of Cartmel and is well placed for the M6 motorway and main line railway station at Grange over Sands.

The well proportioned accommodation briefly comprises entrance hall, sitting room, stunning dining kitchen, utility room, two bedrooms one currently being used as a dining room, cloakroom and a four piece bathroom to the ground floor with two further bedrooms and a shower room to the first floor. There is also a self contained two bedroom annex.

There is a garage and ample off road parking with the property being set in delightful landscaped gardens with a summerhouse and shed.

Immaculately presented with high quality fittings throughout including oak doors, double glazing and LPG central heating and provides well appointed contemporary living accommodation suitable for a wide range of purchasers.

PORCH

10' 4" x 4' 11" (3.15m x 1.52m)

Double glazed French doors, double glazed windows, slate floor.

ENTRANCE HALL

17' 6" x 7' 10" (5.34m x 2.41m)

Double glazed door with adjacent double glazed windows, radiator, under stairs cupboard, coving.

SITTING ROOM

19' 11" x 12' 10" (6.08m x 3.92m)

Two double glazed windows, radiator, multi fuel burner to slate hearth, television point, telephone point, wall lights, coving.

BREAKFAST KITCHEN

23' 6" x 19' 10" (7.18m x 6.06m)

Double glazed French doors, four double glazed windows, two radiators, excellent range of base and wall units with granite worktops, under mount sink, Rangemaster stove with twin electric oven and grill and six gas rings, extractor, integrated dishwasher, integrated fridge, pelmet lights, coving.

UTILITY ROOM

7' 9" x 7' 6" (2.37m x 2.29m)

Double glazed window, range of base and wall units, butler sink, plumbing for a washing machine, space for a fridge freezer, LPG central heating boiler, coving.

BEDROOM

14' 7" x 13' 9" (4.47m x 4.21m)

Currently used as a dining room, double glazed window, radiator, built in wardrobe, coving.

BEDROOM

10' 4" x 9' 10" (3.16m x 3.02m)

Double glazed window, radiator, built in wardrobe, coving.





BATHROOM

8' 11" x 8' 4" (2.74m x 2.55m)

Double glazed window, towel radiator, four piece suite in white comprises W.C. wash hand basin, Jacuzzi bath with shower mixer taps and shower cubicle with thermostatic double shower head, tiled walls, tiled floor with underfloor heating, extractor fan, recessed spotlights, coving.

CLOAKROOM

5' 0" x 3' 0" (1.53m x 0.93m)

Double glazed window, two piece suite in white comprises W.C. and wash hand basin, part tiled walls, tiled floor, coving.

LANDING

8' 4" x 7' 6" (2.56m x 2.31m)

Velux window, eaves storage, coving.

BEDROOM

19' 11" x 18' 0" (6.08m x 5.50m)

Double glazed dormer window, double glazed window, Velux window, radiator, eaves storage, recessed spotlights.

BEDROOM

18' 1" x 13' 4" (5.52m x 4.07m)

Double glazed dormer window, double glazed window, radiator.

SHOWER ROOM

10' 2" x 4' 8" (3.11m x 1.43m)

Velux window, towel radiator, three piece suite in white comprises W.C. wash hand basin and shower cubicle with thermostatic shower, tiled walls, built in storage cupboard, eaves storage, loft access.

GARAGE

18' 2" x 9' 3" (5.55m x 2.84m)

Up and over door, light and power.

OUTSIDE

The landscaped gardens at Meadow Bank border open countryside and are a true delight with lawns, patio seating areas and summerhouse. There is a pond with waterfall, established shrubbery and trees and an orchard with mature specimens of apple, plum, pear and morello cherry together with black and redcurrants and strawberries. There is a vegetable plot, greenhouse, garden shed, log store and a rainwater harvesting system.

SELF CONTAINED ANNEX

SITTING ROOM

12' 1" x 11' 1" (3.69m x 3.40m)

Double glazed French doors with access to slate seating area with double glazed veranda roof, adjacent double glazed windows, multi fuel burner, television point.

KITCHENETTE

6' 5" x 5' 3" (1.96m x 1.61m)

Base and wall units with local Burlington slate worktops, recessed spotlights, loft access.

BEDROOM

12' 0" x 8' 11" (3.68m x 2.73m)

Double glazed window with local Burlington slate window ledge, radiator.

BEDROOM

9' 4" x 8' 8" (2.85m x 2.66m)

Double glazed window with local Burlington slate window ledge, radiator.

SHOWER ROOM

6' 5" x 6' 4" (1.96m x 1.94m)

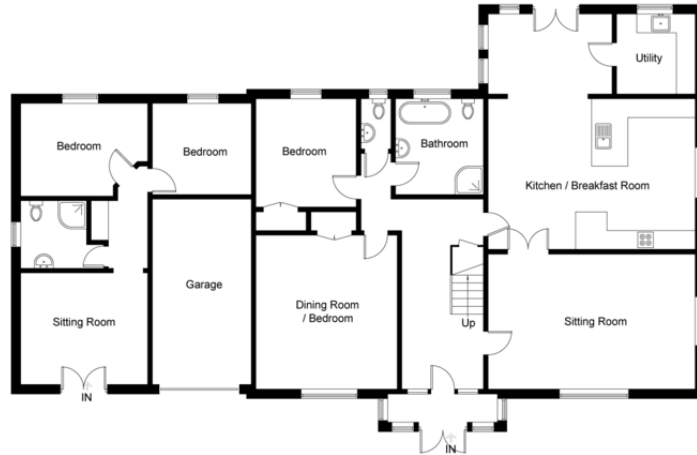
Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and shower cubicle with electric shower, part tiled walls, tiled floor.

SERVICES

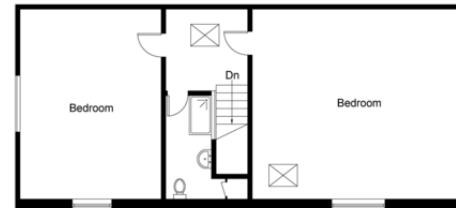
Mains electricity, mains water, LPG heating, non mains drainage.



Meadow Bank, Wood Broughton, Cartmel, LA11 7SJ



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID195723)

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. THW Estate Agents Ltd 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 THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

Meadow Bank, Wood Broughton, Cartmel, GRANGE-OVER-SANDS, LA11 7SJ

Dwelling type: Detached bungalow Reference number: 7608-1050-7267-3545-9944
 Date of assessment: 30 March 2015 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 31 March 2015 Total floor area: 238 m²

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: £ 10,437

Over 3 years you could save: £ 2,799

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 408 over 3 years	
Heating	£ 9,075 over 3 years	£ 6,672 over 3 years	
Hot Water	£ 954 over 3 years	£ 558 over 3 years	
Totals	£ 10,437	£ 7,638	You could save £ 2,799 over 3 years

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

Energy Efficiency Rating

 Current: D31 Potential: F37	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 60).
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Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Rooms-in-roof insulation	£1,500 - £2,700	£ 1,299	✔
2. Floor insulation (suspended floor)	£800 - £1,200	£ 600	✔
3. Floor insulation (solid floor)	£4,000 - £5,000	£ 338	✔

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/havingenergy or call 0300 423 4234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run all at no up-front cost.

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DIRECTIONS

From Windermere head south on the A592 to Newby Bridge and at the roundabout take the first turning on to the A590. After approximately 2 miles turn off to the left sign posted Ayside and turn left following the road around to the left then turn left on to Oak Bank Lane still following signs for Ayside. Continue straight along this lane for approximately 2 miles then take the right turn signposted Wood Broughton, Meadow Bank can then be found on the right after approximately 1/2 mile.

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