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Waterside
Winster | LA23 3NL

Waterside

A unique and superb opportunity, to purchase a delightful estate. Offering approximately 9.5 acres of private grounds. Including a detached four bedroom house, two static caravans, large poly tunnel and outbuilding.

The house is a beautiful modern four bedroom detached property enjoying large picture windows allowing a light and airy aspect with an abundance of natural light to flood in. The superb accommodation provides four excellent ensuites with attractive open plan kitchen/dining room with separate living room and snug. The living room and master ground floor bedroom enjoy substantial sliding patio doors on the terrace overlooking the tarn and surrounding countryside.

Externally surrounded by informal gardens and woodland with four spring fed natural tarns, a large steel framed outbuilding, four bay poly tunnel and two static caravans in all. Collectively offers a rare degree of seclusion and privacy in the heart of the Lake District National Park.

Purchased by the present owners circa 2010, Roda House was the original name of the single dwelling which was within the grounds. This underwent a significant extension and remodeling and was then renamed Waterside to reflect upon the unique setting overlooking the tranquil tarn. Waterside is currently operated as a holiday letting property. However the terms of the section 106 unilateral planning undertaking are such that both have consent for short-term holiday letting accommodation whilst in the current ownership. Upon change



of ownership, the properties would both attract local occupancy restrictions. This unique package provides a plethora of possibilities with its versatility and will appeal to a variety of buyers.

The Winster Valley is a quiet and relatively hidden corner of the Lake District National Park, at its heart is the picturesque village of Winster. The Lyth Valley follows on to the south and includes the small and pretty villages of Bowland Bridge, Crosthwaite and Underbarrow, all being connected by a network of lanes and footpaths.



The entrance is straight into the central dining hall, with wood strip flooring and an open riser staircase it is an attractive approach. The kitchen is open plan and separated from the dining hall by a high oak breakfast bar. Sleek and stylish, the cabinets are fitted with cream high gloss doors. Integral appliances comprise a Hotpoint electric oven under a Zanussi hob with extractor fan over, Kenwood fridge freezer, Whirlpool microwave and a freestanding Beko dishwasher. The utility room provides a useful back up and provides a wet weather entrance with a door in from the rear porch. A freezer, washing machine and tumble dryer (all Beko) are here as well as the Vaillant central heating boiler and hot water storage tank.

There are two reception rooms, a sitting room and a smaller snug, both are light rooms with glazed doors and picture windows enjoying good views towards the tarn, both have oak flooring. Paving (in places partially sheltered from the balconies above) runs around the house with access out from the sitting room, snug and master bedroom. All of these three rooms look out towards the tarn and surrounding landscaping.

Waterside offers the flexibility of a ground floor bedroom, the views maximized by French windows and side picture windows. Oak doors front a built in wardrobe and a three quarters height partition separates the bedroom from an ensuite where there is a double ended free standing bath, wash bowl on granite plinth, loo and chrome heated towel rail.

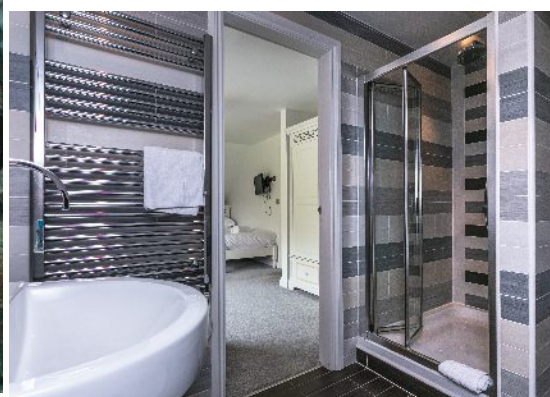
Rising to the first floor and you will find three further double bedrooms, all of them having well equipped ensuite shower rooms. Two have French windows leading out to a chrome and glass balcony to enjoy super views of the tarn and surrounding countryside. All three bedrooms have feature painted tongue and groove boarding.

There's plenty of paved areas and space for outside dining and sofa sets. Surrounding the property are informal gardens and generous parking.

Approached via privately owned drive, of which the neighboring property has an initial right of access. Beyond the immediate area of Waterside there are a collection of outbuildings comprising:

A detached single storey outbuilding, roughcast elevations under a slated roof, providing an outside WC and dedicated room for the water filtration system for the shared private supply.







- Services
- Mains electricity
 - LPG Gas central Heating
 - Shared Private Water (Bore Hole)
 - Shared Private Drainage Treatment plant x1

Local Authority charges Westmorland and Furness Council. Waterside having a Rateable Value of £5000. The

amount payable will be subject to the applicable multiplier.

Tenure
Freehold

Included in the sale
Properties are available for sale fully furnished.

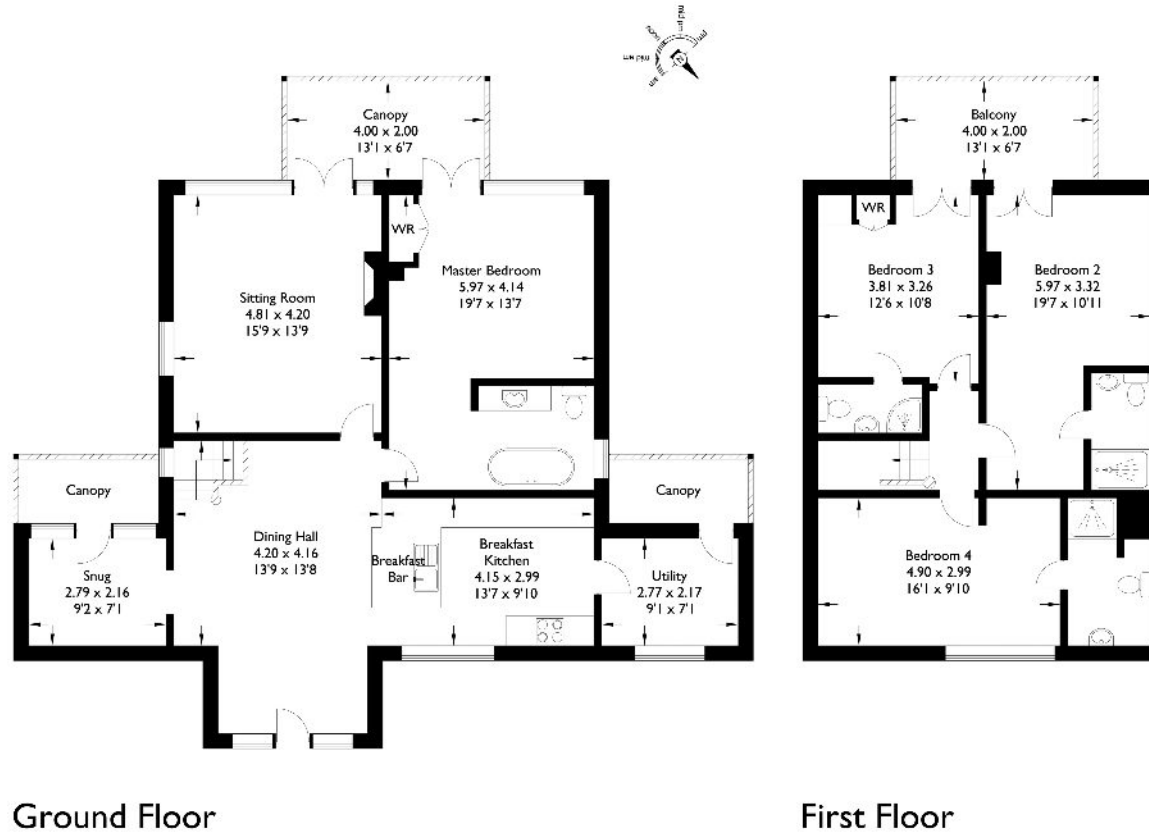
Planning

Occupation at Waterside is subject to a planning obligation by way of unilateral undertaking under section 106 of the Town & Country Planning Act 1990. This grants consent for short-term holiday letting accommodation. Upon sale, occupancy is restricted to a "Person with a Local Connection as his or her Only or Principal Home". Further information is available from the Agents.

Directions
what3words:
///solutions.courtyard.starlight
Approaching Winster from Bowness on Windemere on the A5074, as you reach the "Winster" village sign there are two turns immediately before, take the first. Continue along the single track lane and at the junction, bear right where the finger post

Roda House-Waterside

Approximate Gross Internal Area : 156.76 sq m / 1687.35 sq ft
 Total : 156.76 sq m / 1687.35 sq ft



Ground Floor

First Floor

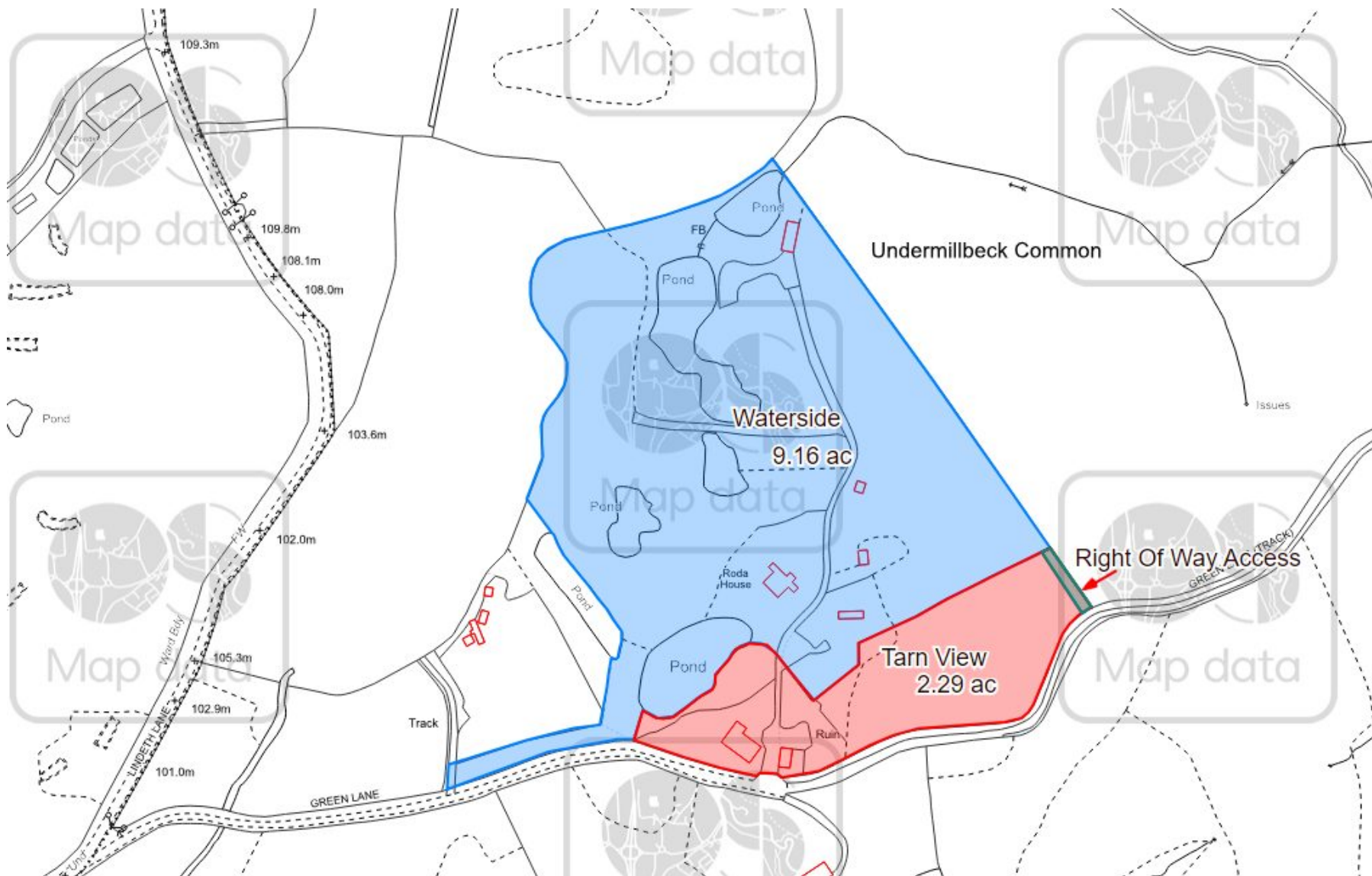
For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item



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