





# Tarn View

A unique and rare opportunity, to purchase a superb three bedroom modern detached property set within approximately 2.58 acres of grounds. Surrounded by informal gardens and woodland. Offering a lovely peace and tranquil setting with a rare degree of seclusion and privacy in the heart of the Lake District National Park.

Constructed circa 2014 Tarn View offers superb contemporary style accommodation, presented to a good standard with a delightful light and airy aspect with natural light flooding in from the large double glazed wooden framed picture windows, with a stunning large open plan living kitchen dining room with French windows overlooking the natural surroundings. The property will make an ideal family home or retirement property, with further scope for potential development.

Tarn View is currently operated as a holiday letting property. However the terms of the section 106 unilateral planning undertaking are such that the property has consent for short-term holiday letting accommodation whilst in the current ownership. Upon change of ownership, the properties would both attract local occupancy restrictions. The respective garden area are open to the wider grounds which ensure an uncluttered appearance and give a wonderful sense of openness and freedom.

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.





Together the Lyth and Winster Valleys form a landscape of unspoilt countryside celebrated for its damson trees which cluster in small orchards close to white-washed farmhouses and cottages. Woodlands with carpets of bluebells, green undulating pastures with rocky limestone outcrops and yellow gorse add pockets of colour to the surrounding countryside palette. Winster is well placed for all that the Lake District has to offer with a good degree of accessibility for road and rail links and yet is sufficiently off the beaten track to maintain a quiet and secluded setting offering an enviable lifestyle; the best of both worlds.

The front door is recessed providing a degree of shelter, the door opening to a hall of which is a passageway where you'll find the bedroom accommodation. The open plan living kitchen is a lovely large room with picture windows to three sides giving good views of the garden and trees beyond. French windows open during warmer months to the paved seating areas and for the colder months there is a Morso Squirrel wood burning stove in a painted wooden surround. The oak fronted kitchen units echo the natural environment outside, there is a breakfast bar but also plenty of space for a table too. Internal appliances comprise an Indesit electric oven, a Schott Ceran hob, extractor fan, Beko dishwasher and Essentials fridge. The utility room houses a Zanussi washing machine as well as a freezer and second fridge and with a stable door to outside it makes a good place for coats and boots. Off here is a boiler room with a downstairs cloakroom too. The bedroom wing offers a master bedroom with an ensuite shower room as well as two further double bedrooms and a family bathroom.

Outside the property is accessed via a private drive. Whilst the property has delightful split level private natural gardens including an area of woodland and small tarn. Terrace areas provide delightful country views. Adjacent to the property is a detached dilapidated building which could provide an excellent opportunity for an annex or possible additional property subject to planning permission.















#### 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. Tarn View having a Rateable Value of £3750. The amount payable will be subject to the applicable multiplier.

Tenure

Freehold

Included in the sale

Properties is available for sale fully furnished.

#### Planning

Occupation at Tarn View 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

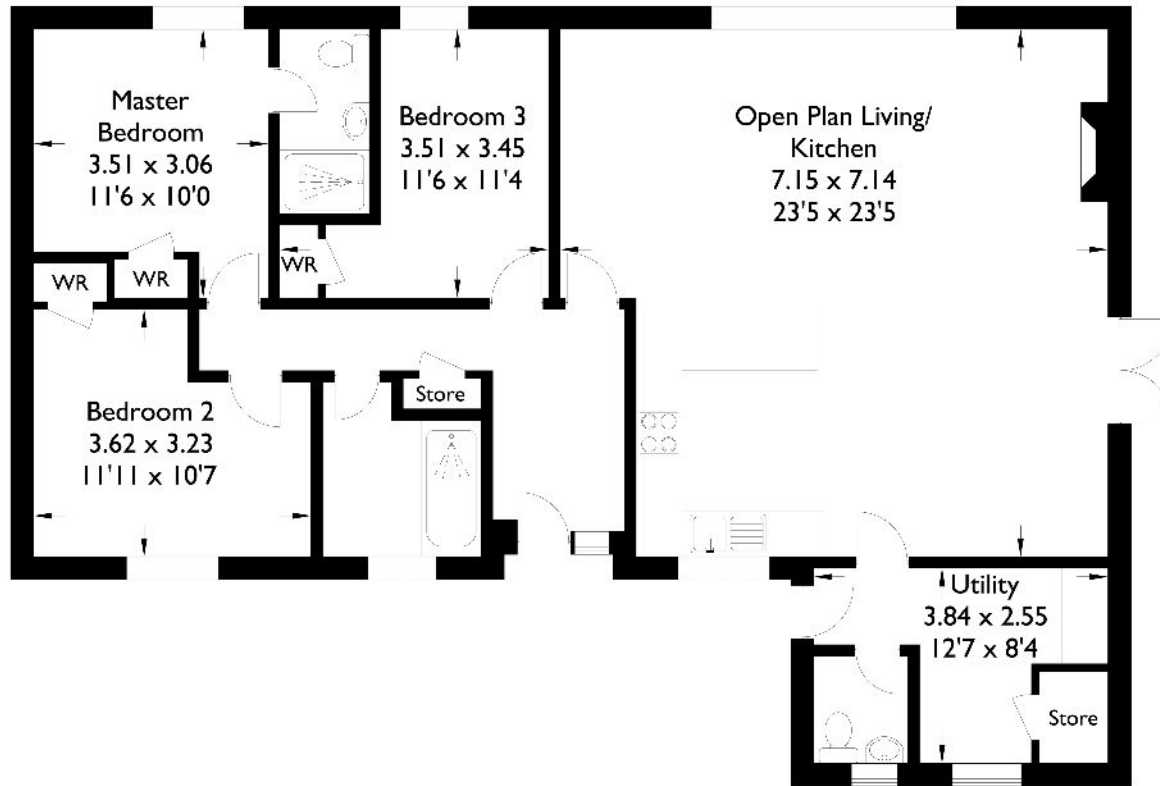
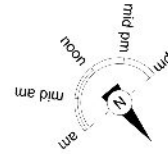
what3words:

[///solutions.courtyard.starlight](https://www.what3words.com/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 indicates "Green Lane". It's the second drive on the left, as the tarmac ends. In total, from the drive entrance to the A5074, it's 0.3 mile in total.

# Roda House - Tarn View

Approximate Gross Internal Area : 106.29 sq m / 1144.09 sq ft  
 Total : 106.29 sq m / 1144.09 sq ft



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.

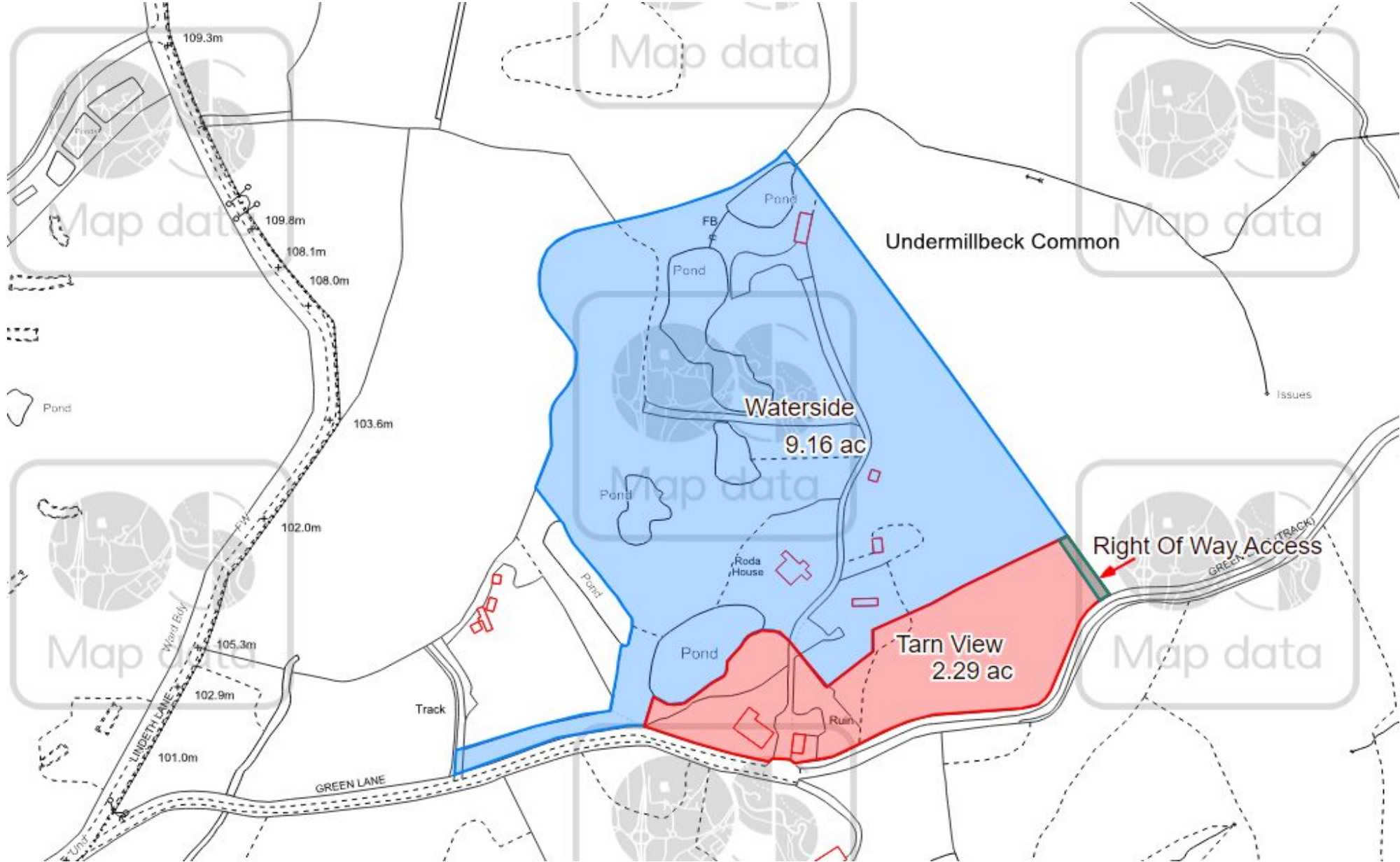


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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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