



Heaning Farmhouse Heaning Lane, Windermere  
£550,000





# Heaning Farmhouse Heaning Lane

## Windermere

A traditional Lakeland cottage occupying a rural position within the hamlet of Heaning on the outskirts of Windermere in The Lake District National Park being convenient for all the local amenities and enjoying far reaching views across the valley towards the village of Staveley and the fells beyond. The Grade II listed residence dates back to 1681 and has a wealth of period features including the original spice cabinet, exposed beams, fireplaces and deep window sills complemented by modern fittings.

This exquisite Grade II listed property, offers a unique blend of historic charm and modern comforts within a picturesque rural setting. The traditional period home boasts four double bedrooms and a bedroom in the Annexe, perfect for accommodating family and guests. Featuring three reception rooms, including a sitting room in the Annexe, this semi-detached house provides ample living space for relaxation and entertainment. The substantial kitchen, leads to a convenient shower room and utility area. The property is complete with double glazing, oil central heating, and solar panels, offering practicality alongside its undeniable character. Located conveniently for Windermere, Kendal, and Staveley, this property captures the essence of country living with delightful landscape gardens and stunning views. Outside, the property continues to impress with its charming outdoor spaces designed for leisure and enjoyment. The front of the house presents off-road parking and a cosy seating area. The enclosed rear garden has been thoughtfully landscaped to offer several terraced seating areas, a lawn with mature plants, and a serene natural stream running through the grounds. A decked seating area with a stone-built barbeque provides the perfect setting for outdoor gatherings, while a koi pond at the garden's centre adds a touch of tranquillity to the surroundings. Additionally, the property boasts an Annexe/store room with a workshop, shower room, sitting room, and a bedroom, ideal for accommodating guests or providing extra space for children. With an EV 7KW car charger and a solar panel system, this property offers both sustainability and convenience, making it a truly exceptional place to call home.



- Delightful traditional period property
- Grade II listed dating back to 1681
- Abundance of walks & bike rides right from your doorstep
- Double glazing, oil central heating and solar panels
- Substantial kitchen which leads to the shower room and utility area.
- Rural location convenient for Windermere, Kendal and Staveley
- Four double bedrooms and a bedroom in the Annex
- Landscape gardens with delightful views
- Ground floor shower room, first floor bathroom and a shower room in the Annex
- Driveway parking for 2 vehicles

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING C

#### SERVICES

Mains electric, oil central heating, mains water, shared septic tank, solar panels

#### COUNCIL TAX: BAND E

#### TENURE: FREEHOLD

#### DIRECTIONS

From Windermere take the A591 towards Kendal, after passing Bannerigg Farm on your right take the left hand turn signposted to Heaning Misset. Continue along the lane and Heaning Farmhouse is located on the left hand side after approximately 800 metres.

**WHAT3WORDS:** logo.adventure.honestly







## GROUND FLOOR

### PORCH

5' 2" x 3' 1" (1.58m x 0.94m)

### ENTRANCE HALL

6' 4" x 4' 11" (1.93m x 1.51m)

### SITTING ROOM

20' 0" x 15' 1" (6.09m x 4.59m)

### DINING ROOM

14' 9" x 13' 10" (4.49m x 4.22m)

### KITCHEN

18' 2" x 11' 8" (5.54m x 3.55m)

### SHOWER ROOM/UTILITY

11' 1" x 6' 2" (3.39m x 1.88m)

### INNER HALLWAY

13' 7" x 3' 5" (4.13m x 1.04m)

### LOUNGE/STUDY

13' 11" x 10' 11" (4.24m x 3.33m)





## FIRST FLOOR

### LANDING

13' 11" x 5' 5" (4.24m x 1.65m)

### BEDROOM

14' 4" x 7' 8" (4.36m x 2.34m)

### BEDROOM

14' 1" x 13' 11" (4.29m x 4.25m)

### BEDROOM

13' 10" x 7' 8" (4.22m x 2.34m)

### BEDROOM

12' 10" x 11' 0" (3.90m x 3.35m)

### BATHROOM

8' 8" x 7' 11" (2.63m x 2.41m)

### ANNEX

### ENTRANCE/SHOWER ROOM

16' 0" x 4' 10" (4.88m x 1.48m)

### SITTING ROOM

13' 5" x 10' 6" (4.09m x 3.19m)

### BEDROOM

10' 6" x 8' 6" (3.19m x 2.59m)

### WORKSHOP

13' 10" x 11' 9" (4.22m x 3.57m)

### BOILER ROOM

5' 4" x 4' 9" (1.62m x 1.44m)



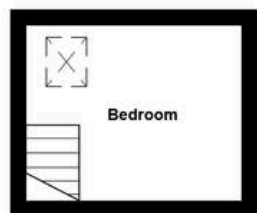




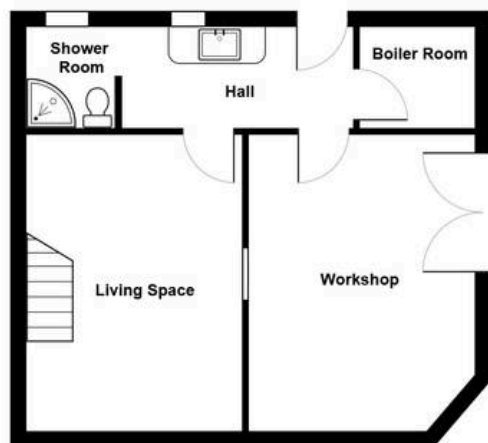








Annexe - First Floor



Annexe - Ground Floor



Ground Floor



First Floor

Heaning Farmhouse, Heaning Lane, Windermere

Total Area: 207.2 m<sup>2</sup> ... 2230 ft<sup>2</sup>

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

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