



ASPLAND HOUSE | NEAR SAWREY, LAKE DISTRICT

OFFERS OVER £1,250,000

A magnificent individually designed detached house constructed to exacting standards by the present owner with accommodation extending overall to approximately 424.2 sq mtrs/4560 sq ft.

Architecturally stunning and with accommodation of generous size including superb open plan living/dining kitchen together with private sitting room and office the living area benefits from wonderful views over open countryside towards Esthwaite Water. To the first floor are a principal suite of bedroom, dressing room and bathroom together with a guest suite, 2 further bedrooms and potential to make a 5th bedroom if required. Electric heating. Double glazing. Landscaped grounds with south westerly aspects.

Viewing is essential.

POSTCODE: LA22 0JZ

DESCRIPTION

Approached by a golden shale driveway Aspland House stands in a slightly elevated position and has been constructed to a stunning individual design incorporating open plan living spaces of generous size combined with private sitting room and office. The main living area has been designed to take advantage of the wonderful views as also has the principal bedroom suite.

Built just a few years ago the property benefits from extensive insulation combined with electric heating, part underfloor, to create a comfortable environment.

The living area features a wood burning stove and windows opening onto the terrace on two sides and also with access to both the sitting room and office. The open plan kitchen features a central island and was fitted by Webbs of Kendal including a range of integrated appliances and electric triple oven aga.

Great care has been taken in the choice of fittings including extensive use of natural oak and with electrically operated remote control Velux windows to the upper floor.

Positioned in a peaceful setting it is hard to imagine a more delightful home yet well placed for access to Lake Windermere and Bowness and with good communications to surrounding areas.

Additionally, a building plot with planning for a single dwelling is available by separate negotiation.

Local Occupancy Conditions apply to Aspland House and the building plot.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Natural oak door in glazed side screens.

ENTRANCE HALL

13'4" x 7'9" (4.06m x 2.36m)

Oak flooring and glazed screen and inner door to the living area.

CLOAKROOM

7'4" x 6'7" plus 6'11" x 5'2" (2.24m x 2.01m plus 2.11m x 1.57m)

Coat hanging area and separate WC. White low level suite and wash basin with drawer beneath. Tiled floor.

WALK IN STORE ROOM

12'6" x 7'3" (3.81m x 2.21m)

With a range of shelving.

OPEN PLAN LIVING/DINING/KITCHEN

45'9" x 42'8" (13.94m x 13.00m)

Planned to incorporate:

LIVING AREA

A stunning room with commanding views over the gardens toward Esthwaite Water and with two sets of French windows opening onto the L shaped terrace. Wood burning stove. Open plan to the:

KITCHEN/DINING AREA

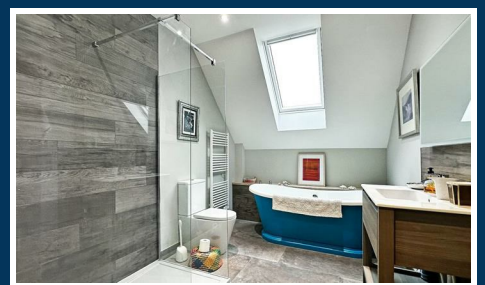
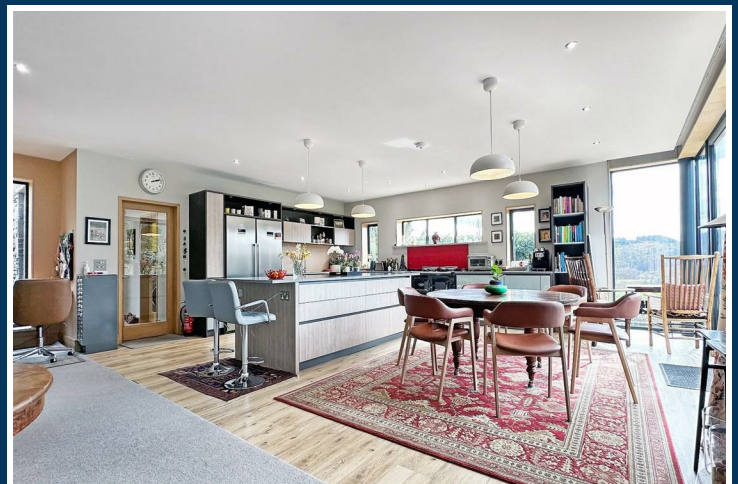
again with French windows to the terrace and superb views. Fittings are extensive with a range of base and wall cupboards with high gloss soft close doors beneath quartz work surfaces with an inset stainless steel sink and recess for dishwasher. Electric triple oven aga and induction hob, central island unit containing drawers and with ample space for a table and chairs.

SIDE PORCH TO:

UTILITY ROOM

14'1" x 9'0" (4.29m x 2.74m)

Inset stainless steel sink set within ample work surface with cupboards beneath and recess for automatic washing machine. Matching range of base and wall cupboards. Pressurised hot water cylinder. Tiled floor with underfloor heating.



SEPARATE WC

White low level WC and wash basin.

SITTING ROOM/TV ROOM

17'8" x 13'10" (5.38m x 4.22m)

OFFICE

13'10" x 11'9" (4.22m x 3.58m)

Positioned to the rear overlooking the lake and with French windows to the terrace.

FIRST FLOOR

GALLERIED LANDING

33'9" x 18'9" (10.29m x 5.72m)

Approached by stainless steel and glass staircase and balustrade.

An open plan sitting area in which a 5th bedroom could be formed if required.

LARGE LINEN STORE

Walk in store room with full shelving.

PRINCIPLE SUITE

25'4" x 18'7" (7.72m x 5.66m)

A bedroom of generous size with sliding double glazed windows opening onto the roof terrace overlooking the lake and with a separate dressing area fitted with open hanging rails and pull out drawers.

EN-SUITE

13'8" x 8'0" (4.17m x 2.44m)

White oval shaped bath, rectangular wash basin with drawers beneath, low level WC and large walk in shower with electric controls. Tiled floor with underfloor heating.

GUEST SUITE

BEDROOM 2

19'2" x 18'8" (5.84m x 5.69m)

With the most wonderful views towards the lake.

EN-SUITE

12'3" x 5'11" (3.73m x 1.80m)

Wide enclosed shower, wash basin and low level WC. Tiled floor. Heated towel rail.

BEDROOM 3

19'0" x 15'2" (5.79m x 4.62m)

BEDROOM 4

12'3" x 11'10" (3.73m x 3.61m)

FAMILY BATHROOM

11'11" x 7'11" (3.63m x 2.41m)

White slipper bath and vanity unit with inset wash basin. Low level WC. Large walk in shower with thermostatic control. Heated towel rail. Tiled floor with underfloor heating.

SERVICES

Mains water, electricity and drainage are connected. Fast internet connection

OUTSIDE

Integral double car port and with additional ample parking within the driveway.

POSSESSION

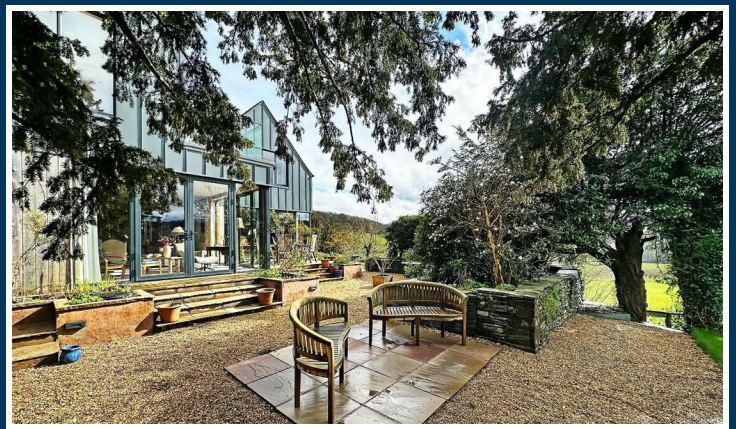
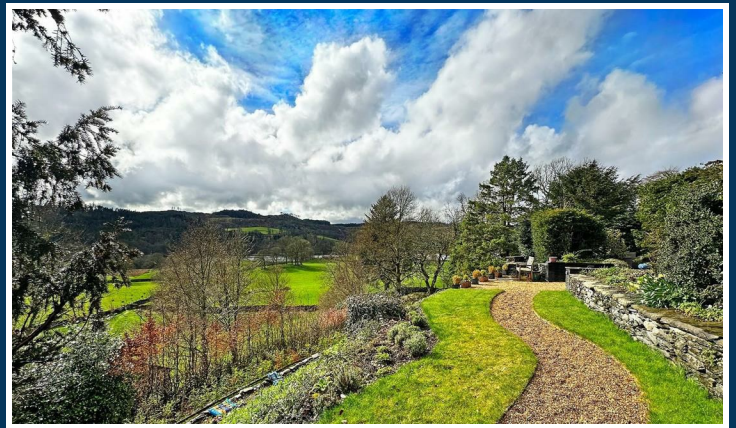
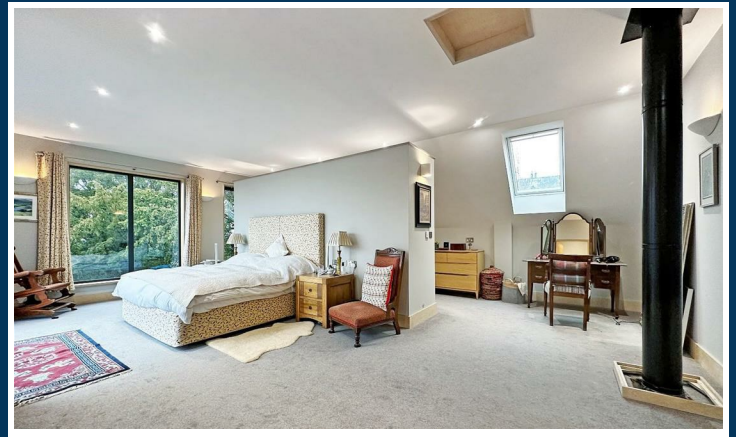
Vacant possession upon completion.

TENURE

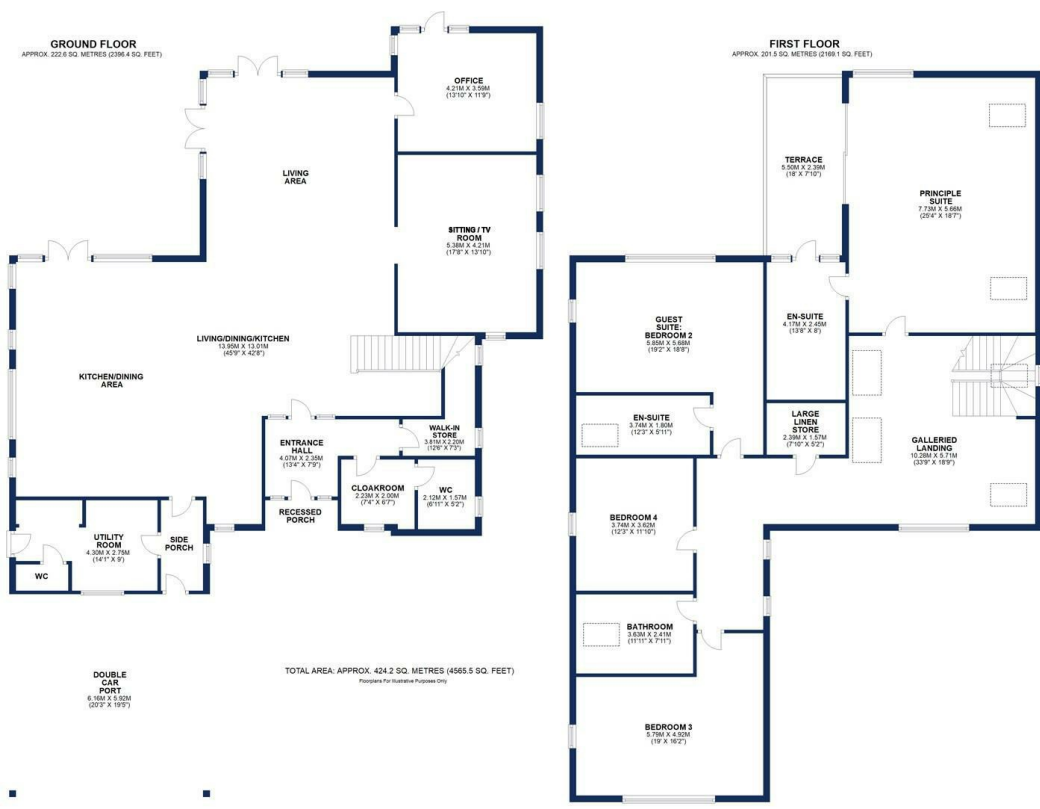
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G.



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