



White Gates

Middle Entrance Drive | Bowness-on-Windermere | LA23 3JZ



WHITE GATES







Situated on Middle Entrance Drive, one of the most prestigious addresses in the Lake District and offering views over Lake Windermere and the Claife Heights fells beyond, White Gates is a fantastic and versatile home that is sure to prove popular with a range of buyers. This highly sought after location situated along the quiet private drive, just a short distance to Bowness-On-Windermere, is perfectly suited for those looking to enjoy the best of the Lake District whilst still benefitting from that much cherished peaceful countryside lifestyle. On the market for the first time in 20 years, this attractive whitewashed 1950s home sits within a generous 2/3 of an acre plot and has been immaculately maintained by the present owners both inside and out. The wrap around accommodation flows effortlessly throughout, offering three reception rooms and a great sized family dining kitchen. To the first floor there are three double bedrooms, one ensuite and a family bathroom as well as a study area to the landing. The first floor is a versatile space that can be sectioned off to create master or guest suites when required. Throughout, the design of the property has made the most of the beautiful surrounding views that include the Claife viewing station on the Western shores of Lake Windermere. The pristine landscaped gardens are a mix of manicured lawns, patios and mature shrubbery beds with a feature rockery alpine garden to the centre and beautiful summer house. The private gravelled drive leads to a detached single garage and also drops down to a turning circle. For larger families looking for their forever home, the generously sized grounds mean there is plenty of scope for extension if required, subject to relevant planning consents.

Ideally located between the A592 and A5074, White Gates is perfect for access to the M6 J36 which is within 25 minute drive and Oxenholme Train Station that is only 12 miles away. There are a good selection of primary, state and independent schools in the local area making this the perfect option for either a primary or second home. Being only 5 minutes from the popular village of Bowness on Windermere is a great advantage as there are a whole host of superb amenities on offer as well as entertainment and cultural highlights, gastro pubs, and a multitude of outdoor activities.





The private white gates open up into the grounds with the gravelled driveway leading to the detached single garage and parking area to the front of the property or dropping down to the lower parking area with useful turning space. The property is surrounded by the pristine grounds which makes for a lovely welcome as you walk up to the covered entrance porch. The entrance door opens into a spacious entrance hall with solid wooden floors that continues into the dining area beyond, wrapping around into the sitting room. Also accessed from the entrance hall, the sitting room is a bright and airy space thanks to the triple aspect of windows that provide beautiful views including the show stopping outlook to Lake Windermere and the Claife Heights beyond. An interesting detail of the property is that all the windows to the ground floor have been low fitted so that you can still enjoy the serene views when seated, a lovely attention often overlooked even when living in a National Park. Set within a feature slate surround, an open fire creates a cosy atmosphere in the winter months and French doors open onto the patio which is fantastic for opening up in the summer time. The living room continues to wrap around to enter into the dining area at the end of the entrance hall. There is space here for dining furniture in front of the sliding patio doors that allow for plenty of natural light. There is also a useful storage cupboard just off the entrance hall. Leading next into the dining kitchen, this is a brilliantly proportioned space that offers both a sizeable kitchen and ample space for large dining furniture. Presently it comprises a range of traditional style units and has been immaculately maintained. Appliances include a Bosch oven with a 4 ring gas hob and there is space for fridge freezer and integrated dishwasher. There is a lovely outlook over the rear garden and the front of the property. Double doors grandly open into the library, a large and versatile reception space presently home to a 3/4 sized snooker table. The room benefits from fitted bookshelves and there is ample space for occasional furniture. It is also open to a beautiful garden room that offers a triple aspect of low level windows extending up to a glazed roof, perfectly capturing the outlook over the garden. French doors open up onto the patio of the rear garden from here, creating a great space for entertaining both in and out. A door leads to an inner hall that has external access onto the front. This is a great practical space that will certainly be appreciated by the keen walker as it leads to a useful boot room and utility and a WC. Perfect for knocking off muddy boots after a walk across the Lake Districts many fells right on your doorstep.

















The first floor can be accessed from two separate staircases, one from the living room and one from the inner hall. The benefit of this is that it creates versatile bedroom accommodation that can either be used as one or separated to create a master or guest suite. Each of the three bedrooms offer double proportions and unique views of the Lake. The present master bedroom is accessed predominately from the inner hall and has an ensuite bathroom. The traditional family bathroom serves the remaining two bedrooms, accessed from the large landing off the living room staircase that affords ample space for a study area as presently used. It is worth noting that this property provides ample storage space by way of both fitted wardrobes and large under eaves storage.











Outside

Set within private grounds that amount to approximately 2/3 of an acre, White Gates is cocooned in a private haven of mature gardens that have been a labour of love for the present owners. Decorated patios extend onto sweeping manicured lawns, gently sloping down to the lower garden, centred around a beautiful alpine rockery garden and bounded by mature shrubbery and selection of flowering spring time trees that include a magnolia and fruit trees. Beautiful seating areas have been created at the spots where the lovely lake view can be best enjoyed and there is even a pretty summer house and large pond with a fountain water feature to enjoy. As previously mentioned, the gated gravelled driveway affords ample secure parking and includes a turning area and access into the detached single garage.

Directions

From the centre of Bowness-on-Windermere, head south on the A592, Newby Bridge road. Continue past Windermere Marina for a further 1/2 mile or so and turn left onto Middle Entrance Drive. White Gates is the first property on the left-hand side situated on the corner plot fronting Middle Entrance Drive.

Services

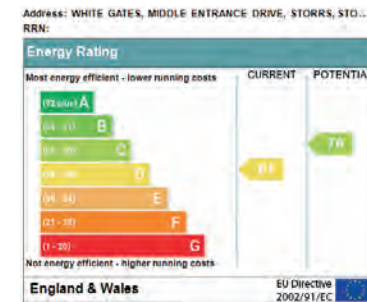
All mains connected.
Gas central heating.

Tenure

Freehold

Council Tax Band

G



White Gates

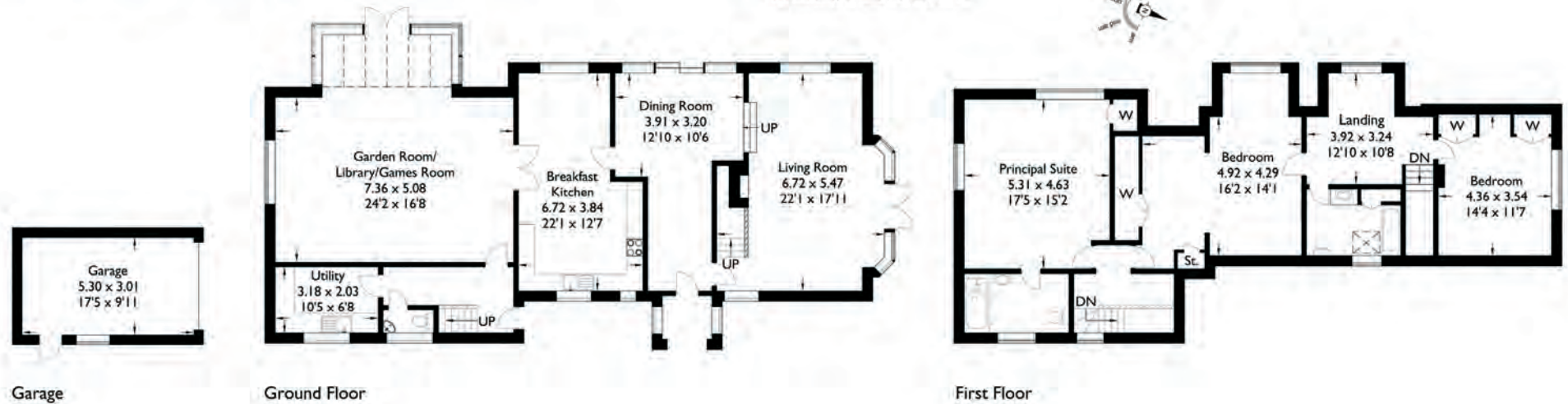
Approximate Gross Internal Area : 236.11 sq m / 2541.46 sq ft

Garage : 15.95 sq m / 171.68 sq ft

Total : 252.06 sq m / 2713.15 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.



Agents Notes: All measurements are approximate 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 shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU



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