



White Gates

Middle Entrance Drive | Bowness-on-Windermere | The Lake District | LA23 3JZ

FINE & COUNTRY

# WHITE GATES

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**Welcome to White Gates, Middle Entrance Drive, Bowness on Windermere, LA23 3JZ**

White Gates has much to offer in terms of an eminently accessible and highly regarded residential location within the heart of the National Park and a private setting within attractive established gardens of c.0.68 acres. Indeed, this advantageous position looks out across the gardens and roof tops of the lakeside properties opposite to the bobbing masts of the yachts moored on Lake Windermere and the tree covered slopes of Claife Heights behind.

Dating back to the 1950s, White Gates was substantially extended in around 2000 and has been updated by the present owners since their purchase in 2021 who have brought the appointments up to date by refitting the kitchen, bathroom, shower room and cloakroom.

White Gates offers great living space, perfect for family life or having friends over, as there is a dining kitchen perfect for teatimes and informal suppers, a dining area for more formal occasions and a sitting room (that are partially open plan) on top of which is a fabulous large family room. Completing the ground floor are a boot/utility room and cloakroom with two sets of stairs leading to the first floor where the principal bedroom has an ensuite shower room, two further double bedrooms share the house bathroom and there's an attractive landing which certainly has the space to make a great home office. For those seeking a larger property, the generously sized grounds afford plenty of scope for extension if required, subject to relevant planning consents.

Outside the gardens are gated, there's ample private parking as well as a single garage. The gardens are an absolute delight, well stocked and established over years with a variety of Lakeland stone paved terraces for outside seating and dining as well as a couple of ponds and a summer house.

The main rooms all face west and enjoy a sunny aspect with some lovely sunsets to be enjoyed as the sun dips behind Claife Heights. This comfortable home is instantly welcoming and offers a versatility that is sure to prove popular with those looking for either a main residence or a Lakeland retreat for weekends and holidays.

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*We had a second home on the west side of Lake Windermere many years ago and had always enjoyed our time in the area. We wanted to return and were looking for a place that would accommodate the family all together.*

*We find it so relaxing here. We can pop into bustling Bowness and enjoy all that the Lakes has on offer but returning home it's so peaceful, a really wonderful place to unwind, rest and relax.*















### Location

Location is everything and White Gates benefits from a premier setting on the prestigious and private Middle Entrance Drive in the highly sought after neighbourhood of Storrs Park.

It is perfectly suited for those looking to enjoy the best of Lake District life whilst still benefitting from all that a quiet residential area has to offer. Located just off the A592 it's a doddle to find and is within walking or cycling distance of Bowness on Windermere (1.6 miles) putting all the great amenities of this honeypot Lakeland resort within easy reach – cafes, bars and restaurants, the cinema and theatre as well as the shops. In terms of day-to-day needs, there are branches of Tesco and Co-op in Bowness itself and at Windermere you'll find Booths and Sainsbury's.

J36 is your nearest access to the M6 and if travelling by train you can hop on the branch line at Windermere or go straight to Oxenholme on the main west coast line. Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and if a greater choice of shops is needed then the Cumbrian market town of Kendal is just under 10 miles away.

The area is blessed with some fantastic local country pubs – if you're new to the area then it's worth putting The Punch Bowl Inn at Crosthwaite, The Black Labrador at Underbarrow, The Hare and Hounds Inn at Bowland Bridge and the Masons Arms at Strawberry Bank on your list to visit. There are also a host of Michelin Star restaurants to sample at High Newton, Cartmel, Windermere, Ambleside and Grasmere.

There is a good selection of primary, state and independent schools in Windermere making this the perfect option for a primary home if you have children of school age. Whilst the fells are all there for you to explore, there are also some super walks right from the door so here's no need to head for the car, just pop your boots on and get going.

You're really in the centre of things here – White Gates offers a wonderful opportunity to explore and enjoy.

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*It feels like a world away from where we live but, it's an hour and a quarter's drive so we can visit on the spur of the moment which has worked well. Compared to other places in the Lakes it's very easy to reach off the motorway which has been another advantage.*

## Step inside

West facing White Gates is light filled and enjoys a great relationship with the surroundings gardens and wider Lakeland vista which includes the intriguing Claife viewing station on the western shores of Lake Windermere. Indeed, an interesting architectural detail of White Gates is that most ground floor windows have been designed either with low cills or floor to ceiling windows or glazed doors so that views of the garden and beyond can be enjoyed whilst seated giving an all-important constant connection with the surroundings.

The layout proceeds easily and provides flexibility as to how you use the space. A generous porch with square cut green slate tiles opens into the hall where the eye is immediately drawn to the floor to ceiling glazing and sliding doors at the far side beyond the dining area. The long view is through to the garden and opens up this central room. The floor is solid wood and flows from the hall to the dining area and through to the sunny triple aspect sitting room, a delightful room with fabulous views including the show stopping outlook to Lake Windermere and Claife Heights beyond, it's impossible not to be pulled forward to the French windows to take it all in.

Whilst it is bright and sunny and capable of being open to the garden on warmer days, this sitting room also has a cosy quality thanks to the open fire with Lakeland slated surround. Perfect for gathering around and hunkering down with a box set when there's frost on the ground outside and it's the weather for staying home, warm and dry.

Adjacent to the dining area is the kitchen. This has been refitted by the present owners to feature an extensive range of cabinets with timeless solid wood painted panel doors with granite worktops. Integral appliances include a Bosch induction hob with a Rangemaster fan over, NEFF oven/grill combination and a NEFF microwave, a Whirlpool dishwasher as well as a fridge, freezer, Pronteau instant hot water tap and a concealed bin. Central to the kitchen is an island unit, there's also a matching and fitted raised dining bar with space for four to dine on stools over which are a pair of striking pendant lights and a matching side cabinet for storage. With hardwearing Karndean floor, the dual aspect gives maximum day long light as well as a lovely westerly view to the garden and field to the rear.

Double doors grandly open into the family room, a large and versatile reception space with a wooden floor and fitted bookcases, it is presently home to a half-sized snooker table, this together with everything you need for a game is included in the sale. The room extends into a large light filled seating bay with roof lights and low-level windows where French windows open to the garden. Off the family room there is side hall with a door out to the front. Ever so practical this is a great wet weather entrance as it leads to the useful boot/utility room and downstairs cloakroom. Perfect for coming in after a muddy walk, for storing the pram or toweling off wet dogs. The wooden floor in the hall continues through from the family room and from here the second staircase leads to the rear bedroom accommodation. The cloakroom has been stylishly refitted with a contemporary two piece suite, eye catching porcelain tiles and chrome heated towel rail. The boot/utility room has fitted cupboards, the central heating boiler, washing machine and condenser dryer.

The first floor can be accessed from two separate staircases, one from the living room and one from this side hall. The benefit of this is that it creates versatile bedroom accommodation that may either be used as one or separated to create a suite, whether for use as the principal bedroom or reserved for visiting guests. Each of the three bedrooms are good doubles and have fitted wardrobes but more to the point, each one offers unique views of the Lake and fells. A pleasure to wake up and draw the curtains when you're greeted with such a sight.

The south facing rear bedroom is currently used as the principal, has a dual aspect and an ensuite shower room, recently refitted with a contemporary suite of a large shower with rainfall and second handheld head and a recess for your showering essentials. Floating vanity unit, loo, chrome heated towel rail, illuminated mirror and striking porcelain tiles.

The second or middle bedroom can be accessed off either the front or rear landing. The rear landing is smaller and has a view of the field, particularly pleasant if the farmer has his sheep in for grazing. The front landing is very roomy and is currently used as an overflow bunk room for visiting grandchildren, but it would also make an excellent office with a cracking lake view; a mixed blessing, it might prove a little distracting! The third double bedroom and house bathroom are approached off this front landing with the staircase rising from the sitting room. The bathroom has been recently refitted with a four-piece suite of shower with a tiled storage recess, a three-quarter sized freestanding tub, floating vanity unit, loo, chrome heated towel rail, illuminated mirror and porcelain tiles.

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*We were seeking a property where the generations could visit and all be together. White Gates has worked so well for us, the family room is big enough for us all; when we've a houseful it's probably where we spend most of our time, the seating area in the deep bay is a lovely place to sit as you feel like you're out in the garden. It's even nice sitting there when it's raining as the sound of the rain on the roof lights above just reminds you how warm and cosy you are inside!*

*Depending on how many friends and family are staying determines where we sit and also eat. It's very adaptable.*























### Step outside

Befitting the name, a pair of white gates open to the drive which drops down to a large turning circle all laid with limestone chippings giving a reassuring crunch as you arrive. Lakeland paving leads to the front porch, connects to the garage and then wraps itself around the property providing a number of places to set up your garden furniture and have ready for dining and relaxing, all with the advantage of great views. A laurel hedge borders the road and as White Gates occupies a gently elevated position it therefore isn't overlooked and enjoys privacy whether outside or within.

With lawns, craggy outcrops, a beautiful alpine rockery garden, a couple of ponds and a multitude of flowering heathers, shrubs and trees, this is an established garden that offers colour and interest throughout the seasons as well as productive apple and plum trees and a host of daffodils in the spring which pop up in the beds. To the north and east is a field where sometimes sheep gently graze.

A summer house gives the option of sitting in the garden whatever the weather and the view from here takes in the distant Langdale fells.

The single garage has an up and over door, power and light. Right opposite the porch it provides a handy place for logs, your garden furniture or general storage.

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*We fell in love with the garden. The previous owners were keen gardeners and had created a lovely outdoor space, it's interesting in terms of layout and it's incredibly well stocked. Other than maintain it the only thing we did was to take down a couple of trees which allowed more light into the house as well as the garden. The house gets the sun for most of the day now, we tend to have garden furniture set out on the various terraces and just move round the garden throughout the day.*

*We have found it incredibly private and relaxing, we're not at all overlooked, it's away from the crowds and we have such lovely lake views. It's very colourful in summer but to be honest every season offers something new in the garden. We've enjoyed watching the seasons unfold.*

*The grandchildren have loved the garden too, there's a pathway round the garden and we've placed fairies around which they love to find; they also do roly polys down the banking. It's great to see them enjoying their time here.*

*We have lots of birds in the garden but occasionally we are visited by ducks who land, waddle up to the dining rooms doors and wait to be fed before flying off again. They're very entertaining. Needless to say, the grandchildren love it!*











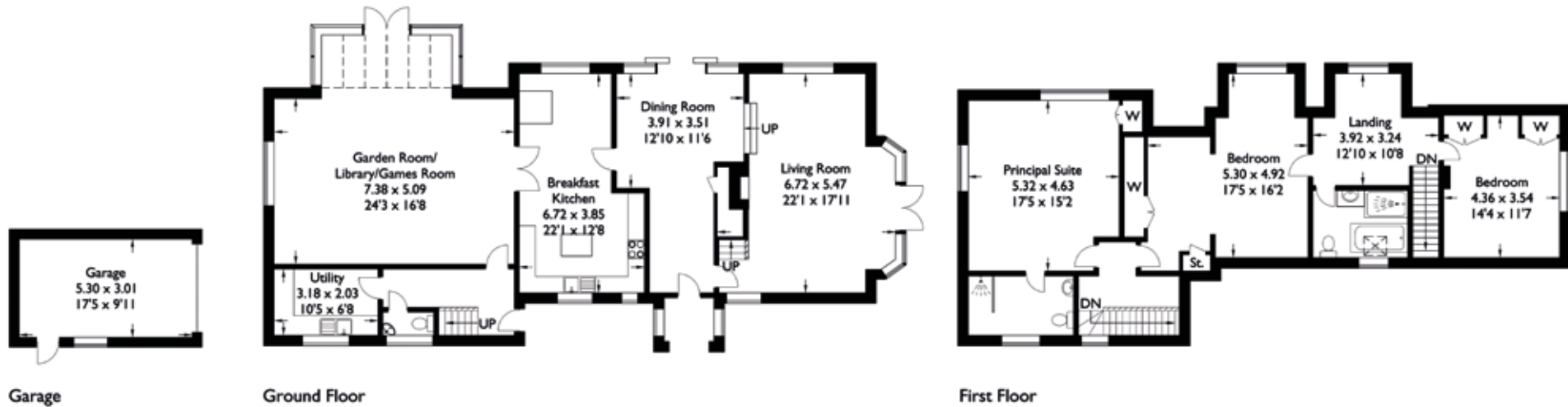


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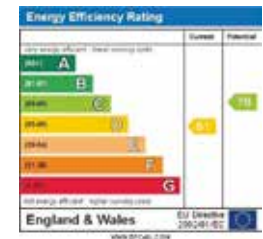
Approximate Gross Internal Area : 236.23 sq m / 2542.75 sq ft

Garage : 15.95 sq m / 171.68 sq ft

Total : 252.18 sq m / 2714.44 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. Printed



# FURTHER INFORMATION

## *On the road*

Bowness on Windermere	1.6 miles
Windermere	3 miles
Ambleside	7 miles
M6 J36	16 miles
Oxenholme (railway station)	12.8 miles
Kendal	9.3 miles
Manchester	83.5 miles
Manchester airport	90 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

Superfast speed available of 34 Mbps download and for uploading 7 Mbps.

## *Local Authority*

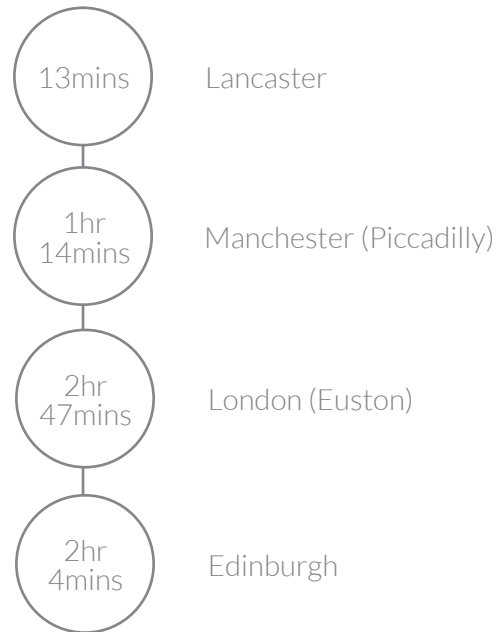
Westmorland and Furness Council

## *Please note*

Middle Entrance Drive is privately owned. A management company maintains the road and grass verges at a cost of £XXX per year. Each property on Middle Entrance Drive is a shareholder of the management company.

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Services*

Mains electricity, gas and water. Gas fired central heating from an Ideal boiler in the utility room. Security alarm.

## *Directions*

what3words: [///boating.hologram.org](http://boating.hologram.org)

Use Sat Nav **LA23 3JZ** with reference to the directions below:

Leave Bowness on Windermere on the A592 head south down the eastern side of Lake Windermere in the direction of Newby Bridge, pass Windermere Marina and The Storrs Hall Hotel, both on the right and keep a look out on the right for the signed entrance to Middle Entrance Drive. Turning in here, White Gates is the first house on the left.



## Things to do in the area

### Local leisure activities

Royal Windermere Yacht Club (Bowness on Windermere)

Windermere Motor Boat Racing Club

Water sports and equipment hire at Fell Foot Park (Newby Bridge)

Wild swimming in the lakes and tarns

Spa and gym facilities at several local hotels

Golf courses at Windermere, Crook, Kendal and Grange over Sands

Theatre at The Old Laundry (Bowness on Windermere), The Brewery (Kendal) and Theatre by the Lake (Keswick)

Cinema at The Royalty (Bowness on Windermere) and Zeffirellis and Fellinis (Ambleside)

Places to visit – Blackwell (the Arts & Crafts house) and the many attractions belonging to the National Trust

## Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

### Informal dining, cafes and pubs

Cuisines from around the world are represented in Bowness and Windermere but worthy of note are Boardwalk and Baha (both in Bowness on Windermere) Café Italia, San Pietro and Homeground (all in Windermere)

The Punch Bowl (Crosthaite)

The Black Labrador (Underbarrow)

The Cavendish Arms (Cartmel)

Heft (High Newton)

### Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling (all in Windermere)

L'Enclume and Rogan and Co (Cartmel)

The Old Stamp House Restaurant (Ambleside)

Forest Side Hotel (Grasmere)

## Great walks nearby

Within the National Park there are 214 Wainwrights fells to conquer and some lower level walks closer to home such as Brantfell, Post Knott and Orrest Head.

In the neighbouring Yorkshire Dales National Park you'll find Yorkshire's famous Three Peaks; Ingleborough, Whernside and Pen-y-ghent.

## Schools

### Primary

Goodly Dale Community Primary School

St Martin's and St Mary's CoE Primary School

St Cuthbert's Catholic Primary School

Windermere School (Independent)

### Secondary

The Lakes School, Troutbeck Bridge (11 – 18 years)

Windermere School (Independent)

### Further Education

University of Cumbria (campuses at Ambleside, Barrow in Furness, Carlisle and Lancaster)

Kendal College

Lancaster and Morecambe College

Lancaster University

## Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances, the washing machine and tumble drier as described are all included in the sale, as are the snooker table and overhead light, cue stand and score board. The majority of the contents are additionally available by way of further negotiation.

Guide price £1,250,000

Council Tax band G

Tenure  
Freehold







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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