



Birkett Hill House
Birkett Hill | Bowness-on-Windermere | The Lake District | LA23 3EZ



BIRKETT HILL HOUSE



Welcome to Birkett Hill House, Birkett Hill, Bowness on Windermere, Cumbria, LA23 3EZ

A distinguished Lakeland detached residence believed to date back to the 1930s and built by renowned Windermere builder G H Pattinson, over the years it has been extended, remodeled and upgraded to now present beautifully as an extensive and flexible Lakeland home where there is over 3400 sq ft of well proportioned accommodation on offer that is both perfect for family life and those that love to entertain.

Approaching through a largely glazed porch into a generous reception hall with cloakroom, there are three dedicated reception rooms, a separate study and a large living kitchen with useful utility room. There are two bedrooms on the ground floor, one of which has the option of a separate entrance so would be ideal for guests or a dependent relative, especially a boomerang young adult! To the first floor is a fabulous principal bedroom suite which leads out to a stunning and very spacious balcony, also on this floor are two further double bedrooms. In terms of bath and shower rooms, in total there are three ensuites and a family bathroom.

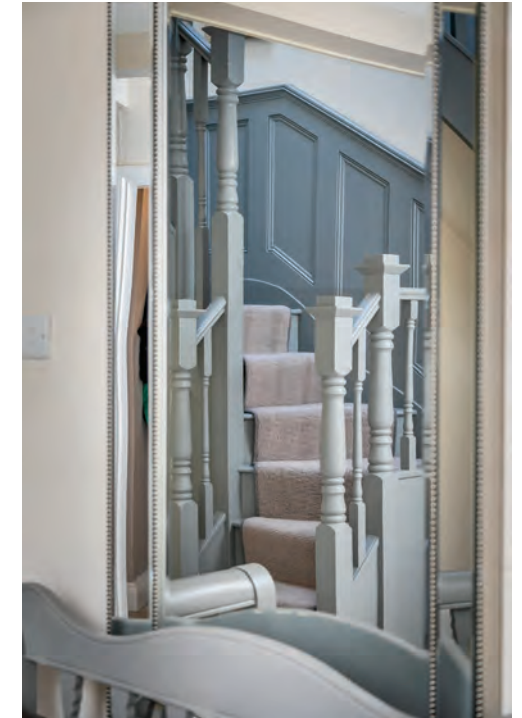
The gardens are an absolute delight. Level with the house are Lakeland paved seating terraces and a great lawn perfect for children with paths leading down to lower levels. The parking is just what you'd want for a family house – there's plenty of space as well as room for a boat or camper van.

To cap it all is the setting. In an elevated position Birkett Hill Houses rises above the hustle and bustle of this exceptionally central location. We found ourselves having to pinch ourselves and remember just how handy it was for everything. It's also the seclusion. Trees and shrubs seem to wrap around the garden so the privacy is immense.

If you are looking for detached, private, spacious and central Bowness, Birkett Hill House ticks a lot of boxes.

“ When we first viewed the house we couldn't believe how light the rooms were and how private it was despite being so incredibly central, it's an easy walk into Bowness which over the years we've really valued and enjoyed.

We've had some lovely parties here, the house has a great flow from inside out to the garden, it really lends itself to entertaining. Particularly memorable were a 40th birthday celebration and a big christening party for our daughter. It's now time to downsize, but we'll really miss how homely the house feels, the central location (we're moving a bit further out of the village) and sat on the terrace enjoying a glass of something chilled as the sun sets to the west over Claife Heights, it's magical.”







Location

As someone, somewhere once said, "location, location, location". Birkett Hill House scores highly in this department.

Incredibly central everything within the bustling and thriving Lakeland honeypot resort of Bowness is on hand including a host of cafes, bars, restaurants and takeaways, a range of independent shops, the three screen Royalty Cinema and Old Laundry Theatre are all within walking distance.

For supermarkets there are branches of Tesco and Co-op in Bowness itself and at Windermere you'll find Booths and Sainsbury's.

The station at Windermere is on a branch line from Oxenholme which sits on the main West Coast railway line and there are number of readily available local taxi services available to transport you.



“ We love being able to walk into Bowness for drinks, lunch or dinner with the family or friends. We've complete privacy and seclusion here but within a matter of minutes, we're in the heart of the village.”

Step inside

The large airy porch has a slated roof but is mainly glazed, it opens to a generous reception hallway, practically a room in itself. The staircase with an attractive carpet runner rises and the rooms start to flow...

The dining kitchen is such a sociable space, it's L shaped and the cooking area (with on trend dove grey painted cabinets under granite worktops and the four oven red Aga providing a cheerful pop of colour) opening to the living space and dining area with two walls of windows to capture the views of the garden and fells beyond. Bosch appliances comprise oven, fridge, dishwasher, hob and extractor fan. A lovely touch is the silvered mirrored glass splashback to the hob. The units extend into a peninsular which incorporates a breakfast bar. The living kitchen flows from inside to out with sliding doors and also French windows leading out to the terrace.

Enabling the kitchen to look so clutter free is the exceptionally useful utility room. It provides great storage space and there are cupboards housing the boiler and the hot water storage tank. There's space for an American style Samsung fridge freezer.

Continuing the flow of living space, double doors from the living kitchen open to the first of two sitting rooms. Convenient but still atmospheric, there's a living flame gas fire and a characterful semi circular bay window – the view to the garden and then over towards Claife Heights is particularly attractive. There are two further reception rooms, the middle one is currently used as a gym, but over the years it's been a formal dining room and also a playroom. It too has a great view from the bay window and to maximize light there is a set of double partly glazed doors from the hallway. The third reception room is at the far end, it looks out to the garden and in particular the magnificent magnolia tree. This lovely room has a dual aspect with a square bay window which includes French windows out to the garden.

With a view to the arrival area is the study. It's well fitted with a desk, filing cabinets and plenty of shelving. If you like to keep an eye out for visitors or perhaps work from home and have clients calling then this is the perfect positioning for a home office.

The hallway becomes an inner hall with bookcase and store cupboards. There's the first of two ground floor bedrooms, a double with fitted wardrobes. Three steps lead down to a side entrance; if you were looking for a layout that leant itself towards being self contained, possibly for a returning young adult or an older family member then this would work well as it provides convenient access to a suite comprising a double bedroom, ensuite bathroom and a walk in wardrobe/store.

A super light stairwell leads to the first floor landing with a walk in wardrobe. The principle bedroom is an absolute treat and rightly so. It's spacious and has a contemporary ensuite bathroom with a separate large shower. The bedroom has a dormer window with views over to Claife Heights, but thanks to sliding doors creating a dual aspect there is also a view north which includes Lake Windermere itself, and, wait for it, there is access to a large private balcony. You can lie in bed and see the lake. How wonderful would that be? The vast balcony is absolutely fabulous. Incredibly private it offers a unique vantage point. We can just imagine a morning cup of tea here in warmer weather and as for a sundowner or two as you watch the sun set over the fells, well, trust us, you'll want to make it invitation only, to be shared with only your favourite people!

There are two more double bedrooms on the first floor; the larger of the two has fitted furniture and a contemporary ensuite shower room. The third room has use of the house bathroom. There are excellent views from both of these rooms too, nobody will be left out!

Space. Light. Views. This is a very special house indeed.

“ *The light filled end sitting room is probably our favourite space, the view of the magnolia tree is wonderful, it's a very calm and relaxed space.*

The dining kitchen is a brilliant family space. The fact that it's L shaped with doors open to the living room works really well. It's open plan enough without it being one giant space. The Aga is great in colder months, everyone gravitates to it. The breakfast bar is great for perching and chatting (it's a sociable place to cook, you don't feel cut off) and then we've a dining table for proper sit down meals too. Having space for a sofa has been great, we can all be together as a family doing our own thing but in the same space.”



















Step outside

Electric gates open to a block paved drive which then in turn extends to a very generous parking area. You'll need space, because trust us, friends and family will want to visit!

There are traditional Lakeland paved terraces leading out from the house, these transition to a lawn which is level and perfect for children. At the furthest point is the primary seating area, a semi circular terrace which echoes the bay windows on the front elevation. This is where you'll want to spend most of your time. Perfect for relaxing in the sun, the views to the fells are captivating and the aspect back to the house is delightful. Framed by a low stone wall on which sit railings, steps lead down either side to a lower garden area, paths then weave back.

With so much privacy and seclusion, you'll have to remind yourself to remember how near you are to the throng of bustling Bowness.



“ We love the colour in the garden, especially in spring. The magnolia tree is just full of white flowers, it's gorgeous, we've then got rhododendrons and azaleas which provide real splashes of colour.

Sat in the garden, looking out to the lake and fells beyond it's so quiet and peaceful. It's hard to believe that half a mile away Bowness bay is absolute buzzing with holiday makers. We're really in our own little world.

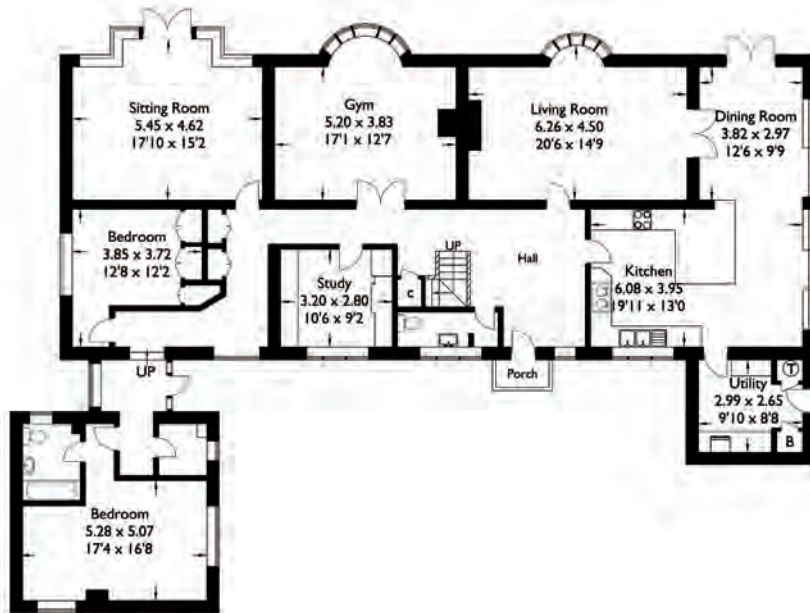
The terrace is great. Sat there on a summer's evening we get the last of the sun at around 8pm so it's wonderful for bbqs and just generally sitting out. It's just very special.”



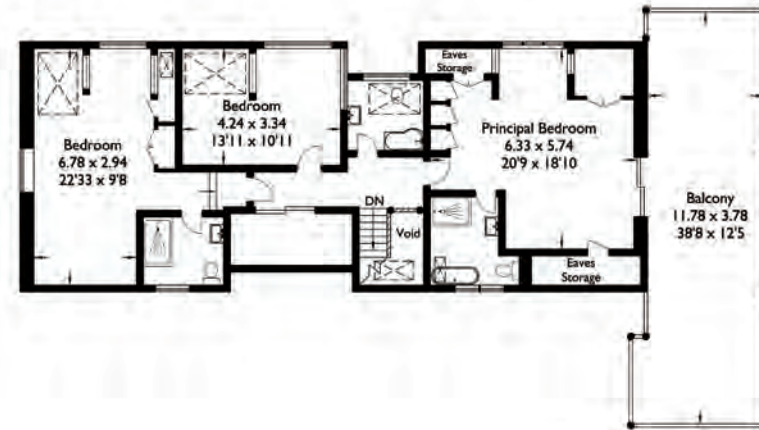
Birkett Hill House

Approximate Gross Internal Area : 322.55 sq m / 3471.89 sq ft

Total : 322.55 sq m / 3471.89 sq ft



Ground Floor



First Floor

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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 05.07.2023



FURTHER INFORMATION

On the road

Bowness on Windermere	0.5 miles
Windermere	1.8 miles
Ambleside	5.9 miles
M6 J36	16 miles
Oxenholme (railway station)	12.4 miles
Kendal	9.1 miles
Manchester	83.3 miles
Manchester airport	90.4 miles
Liverpool airport	95.5 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

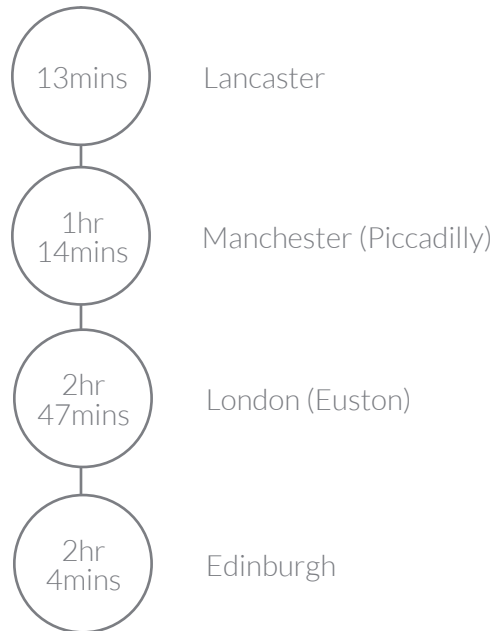
Superfast speed of 80Mbps download and for uploading 20 Mbps.

Local Authority

Westmorland and Furness Council

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 for further details.



Services

Mains electricity, gas, water and drainage.
Gas fired central heating from a boiler in the utility room.

Directions

what3words: ///relishing.headboard.guests

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

From Windermere, drive down into Bowness on Windemere, passing the bay on your right. Continue on the main road and after passing the Lakes Hotel and Spa on the left, turn next right. Once off the road, bear right and keep right through the gated access. There's plenty of parking in front of the house.

Things to do in the area

Local leisure activities

Golf courses at Windermere, Crook and Kendal
Spa and gym facilities at several local hotels
Wild swimming and paddle boarding in the lakes and tarns
Sailing and boating on Lake Windermere with local yacht and motor boat clubs

Places to eat

We're spoilt for choice here in the Lake District, but here are a few local favourites for you to check out

Informal bites, cafes and bars

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

Fine dining

Linthwaite House, The Samling, Gilpin Hotel and Lake House (all in and around Windermere)
Forest Side Hotel (Grasmere)
L'Enclume and Rogan and Co (Cartmel)

Great walks nearby

Where do we start? This is The Lake District after all and there are 214 Wainwrights fells to conquer but straight from the door the owners recommend Brantfell, Post Knott, Orrest Head or The Dalesway

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

Lakes School (Troutbeck Bridge)
Windermere School (Independent)

Included in the sale

Fitted carpets, curtains, curtain poles, blinds,
light fittings and integral kitchen appliances as
described.

Guide price £1,350,000

Council Tax band G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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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