



Three Hollies

Ferney Green, Bowness-On-Windermere, LA23 3ES

MATTHEWS
BENJAMIN



THREE HOLLIES

FERNEY GREEN, BOWNESS-ON-WINDERMERE

Welcome to Three Hollies, a great house for families as a main or second home with an attractive end of cul-de-sac setting in a choice and well regarded residential location that enjoys both lake and fell views. This period family house has been extended to provide more space and light and now offers well proportioned and sunny west facing accommodation with great privacy from the established and well stocked gardens which surround the house as well as good private parking provision.

Built by local builders GH Pattinson and retaining some lovely original features, Three Hollies was purchased by the present owner in 2007 since which time it has been extended and upgraded. Most notable are the extensions to the front elevation which provide larger living spaces in the dining kitchen, sitting room, snug and master bedroom. As part of the upgrades, the kitchen now has a contemporary feel and the wet room and bathroom are both modern installations and well equipped for modern family life. The central heating system was installed as part of the work as were the wooden framed double glazed windows, purpose built by well regarded local joinery firm Fallowfields Projects Ltd. Oak floor boards have been fitted to the entrance vestibule and hall, the snug, sitting room and dining kitchen and complement the original period features in the house such as the pitch pine staircase and balustrade, panel doors and picture rails.

Three Hollies is in an elevated position and faces in a westerly direction with a super view over the garden and tree tops to Lake Windermere and beyond to Claife Heights. The sight of masts from the sailing boats is a lovely one of which you are sure never to grow tired as you wake in the morning and retire in the evening – indeed throughout the day. The view is particularly good from the balcony off the master bedroom – a glass of something chilled here or on the terrace below as you watch the sun set is bound to provide a relaxing end to any day. The terrace has plenty of room for tables and chairs and with doors off both the dining kitchen and the sitting room it is a prime spot for outside dining.



ACCOMMODATION

The entrance vestibule with useful cloakroom opens to an attractive staircase hall off which all other rooms lead. The snug has been used as a dining room and an office in its time – it's one of those flexible rooms whose purpose can change as the family grows. There's an open fire in here with a reproduction fire surround with art deco tiled slips. The picture bay window lets in plenty of light and enables the view to be the focus of the room, as indeed it is with all of the west facing rooms.

The spacious sitting room has a second open fire with a period style surround, this west facing room has a wall of glass and French windows leading out to the garden which really bring the outside in.

The dining kitchen runs the full width of the house with windows to the east and west for the best of the daily sun. This spacious room sees high gloss cupboard doors with black granite worktops sit happily alongside more traditional touches such as the Belfast sink and white Aga. Whether you just like to feed the family or welcome cater for a crowd, keen cooks will feel right at home with the streamlined integral appliances comprising double oven/grill, coffee making machine, the wine fridge and dishwasher. On high days, holidays or chilly days there's a wood burning stove in here with a stone surround and oak mantle shelf. An adjacent and recessed set of shelves is the perfect place to store cook books and items ready for setting the table.

Keeping the kitchen neat and tidy is the storage space provided with the utility room with stone benches and plumbing for a washing machine. Also on the ground floor is the wet room with tiled walls and floor, a shower screen, wash basin and heated towel rail it's a practical addition to the house, especially if you have dogs or family coming in caked head to toe in mud after some sporty endeavour!

The original staircase is a lovely feature as it opens to the dual aspect first floor landing – all of the rooms have surprisingly high ceilings adding an airy feel.

The master bedroom has not only a fabulous 180 degree view from triple aspect windows and a private balcony but there is also extensive storage with fitted wardrobes, drawers and a dressing table.

Double bedrooms 2 and 3 both have a dual aspect with windows in the gable ends and good additional light thanks to sky light windows which have been added by the present owner. Both rooms also have access to the under eaves space which has been boarded for easy access storage.

Single bedroom 4 is perfect for children or as an office, hobbies room or dressing room.

The family bathroom has a heritage style suite with a free standing bath, wash basin and loo. There's a heated towel rail and radiator combined, tiled floor and part tiled walls.





GARDENS AND GROUNDS

The detached single garage has moved with the times and is now kitted out as a gym but it would be suitable for a variety of ancillary purposes. There's power, light and a triple aspect. There's now a car port for vehicles that require shelter. Two wooden garden sheds provide outside storage for tools, garden furniture and the like.

Three Hollies is at the end of a short cul-de-sac so has no passing traffic and enjoys a quiet and private position. There's good tarmac parking at the back of the house and also at the bottom of the garden where a pull in place has been created with space for two further cars. Steps lead from here up the garden to the house.

The gardens themselves are lovely – well established with mature Lakeland favourites rhododendrons and acers as well as roses, broom and bamboo. The planting provides privacy to the lawns and west facing seating terrace. To the rear of the house is a second paved area, closed off with a gate and so safe for small children or dogs to play out. Well serviced, the garden has outside lights and water on tap.





LOCATION

If you're seeking a quiet residential area of individual mainly detached houses within walking distance of all that Bowness has to offer but away from the hustle and busy of this tourist honey spot, then Ferney Green is a good choice. Bowness offers great shopping, a multitude of places to eat, a cinema and theatre. If you're seeking a slower pace of life and access to the water then the marina, yacht club and motor boat club are all convenient, if you prefer dry land then the golf club is handy and there are any number of routes for walking, running and cycling, right from the door.

There are local primary schools in Windermere and secondary education at The Lakes School (at Troutbeck Bridge) and fee paying Windermere School.

DIRECTIONS

In a long established and well regarded residential area on the outskirts of Bowness-On-Windermere the best way to approach the house is to drive from Windermere village down into Bowness until reaching the lake and steamer piers. Continue along this road (the A592), pass the entrance to the Burnside Hotel on the left and shortly after there is the turning for Ferney Green, also on the left and marked with name plates of the various properties along the drive. Turn in here and continue up until reaching a small wooden chalet on the left, turn immediately before it and continue to the end where Three Hollies will be found below you on the left. There are paved steps with a shallow gradient leading down to the front door.

SERVICES

Mains electric, gas, water and drainage. Gas fired central heating.

Tenure

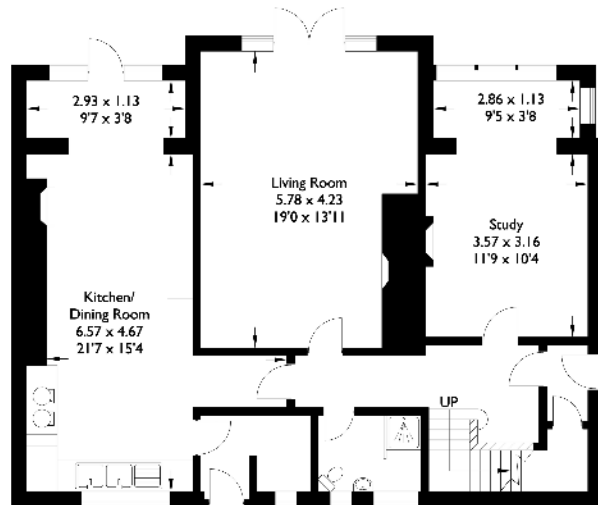
Freehold.

Council Tax Band

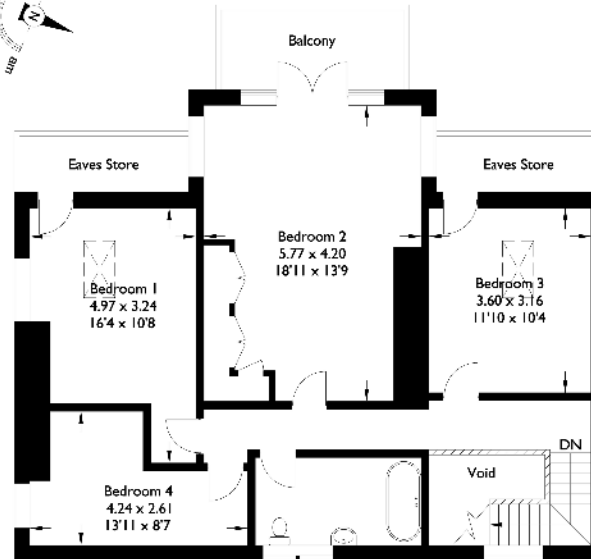
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Three Hollies

Approximate Gross Internal Area : 167.18 sq m / 1799.51 sq ft
 Total : 167.18 sq m / 1799.51 sq ft



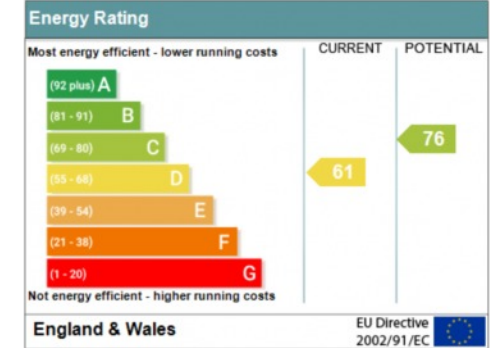
Ground Floor



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.

Address: Three Hollies, Ferney Green, Bowness-On-Windermere, WL...
 RRN:



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

Ellerthwaite Square, Windermere LA23 1DU

† 01524 384960

e sales@matthewsbenjamin.co.uk

w www.matthewsbenjamin.co.uk

