



Three Hollies, Ferney Green  
Bowness-on-Windermere | Windermere | The Lake District | LA23 3ES

FINE & COUNTRY

## Welcome to Three Hollies, Ferney Green, Bowness on Windemere, LA23 3ES

Three Hollies is a great house for family life, whether it's as a main or second home; it benefits from 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 gardens which surround the house as well as offering generous 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 well equipped for today's family lifestyle. The central heating system was installed as part of the refurbishment as were the wooden framed double glazed windows. Oak floorboards have been laid in the entrance vestibule, hall, 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 commands an elevated position and faces west with a super view over the garden and treetops to Lake Windemere and beyond to the verdant slopes of Claife Heights. The sight of sailing masts from the boats on the lake is particularly idyllic and one of which you will surely never grow tired. The view is particularly special from the master bedroom's balcony – 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.







### Location

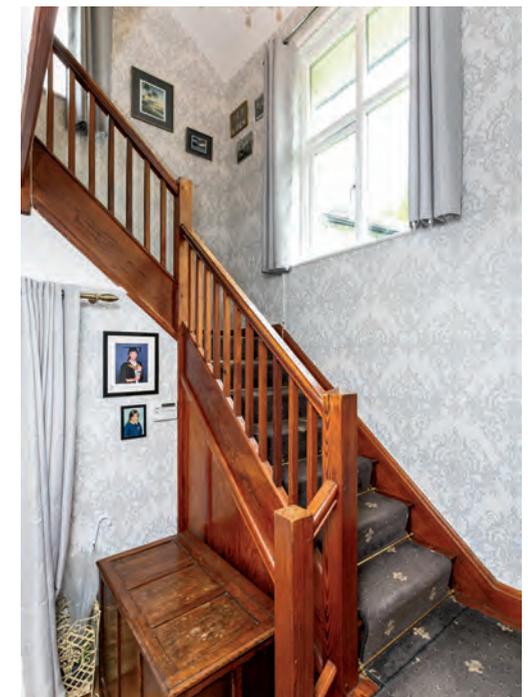
If you're seeking a quiet residential area of individual, largely detached houses within walking distance of all that Bowness has to offer but away from the hustle and bustle, then Ferney Green is a good choice as an accessible and well regarded residential neighbourhood.

Bowness is perfectly placed to dip into and enjoy all on offer - great shopping, a multitude of bars and places to eat, a cinema and live theatre. 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.

If you're seeking rest and relaxation, an altogether slower pace of life and access to the water then the marina, yacht club and motorboat club are all convenient. Wild water swimming enthusiasts will also find plenty of options in local lakes and tarns. For those that prefer dry land, then there are any number of routes for walking, running and cycling, right from the door and Windermere's golf club is a short drive. Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and for a wider selection of shops, the Cumbrian market town of Kendal is 9 miles away.

If you are looking for a permanent family home then there is a good selection of primary, state and independent schools in Windermere making this the perfect option if you have children of school age. J36 is the nearest access to the M6 and if travelling by train you can either hop on the branch line at Windermere or go straight to Oxenholme (near Kendal) where there is a station on the main West Coast line.

You're really in the centre of things here - Three Hollies offers a wonderful opportunity to explore and enjoy a Lake District lifestyle for all generations.





### Step inside

The entrance vestibule with useful cloakroom opens to an attractive staircase hall off which all other rooms lead. The snug has an open fire and has been used as a dining room and an office in its time – it's one of those flexible rooms where purpose can change as the family grows. 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 the west facing rooms – the outlooks draw you forward; a moment spent gazing out is a moment well spent. The spacious sitting room has a second open fire, this west facing room has a wall of glass and French windows leading outside which provides a great connection from house to garden.

The sociable dining kitchen runs the full depth 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 and black granite worktops sit happily alongside more traditional touches such as the white Aga and Belfast sink.

Whether you like to just feed the family or cater for a crowd, keen cooks will feel right at home with the streamlined integral appliances comprising double oven/grill, coffee making machine, wine fridge and dishwasher. On high days, holidays or chilly days there's a wood burning stove in here to make it even more inviting. An adjacent and recessed set of shelves is the perfect place to store cookbooks and items ready for setting the table. Keeping the kitchen neat and tidy is the storage space provided in the utility room with stone benches and plumbing for a washing machine. Also on the ground floor is a wet room, it's a practical addition to the house, especially if you have dogs or children returning from some sporty endeavour!

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

The principal 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 enjoy a dual aspect with windows in the gable ends and good additional light thanks to the sky light windows 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.

Completing the picture is the family bathroom fitted with a heritage style suite of free-standing bath, wash basin and loo.





# FURTHER INFORMATION

## *On the road*

Bowness on Windermere	0.5 miles
Windermere	1.8 miles
Ambleside	5.9 miles
Kendal	9 miles
Oxenholme (railway station)	12.5 miles
M6 J36	15.6 miles
Manchester	81 miles
Manchester airport	90.5 miles
Liverpool airport	93.3 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*

### **Broadband**

Superfast speed available from Openreach of 80 Mbps download and for uploading 20 Mbps.

### **Mobile**

Indoor: EE, Three, O2 and Vodaphone for both Voice and Data

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

## *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. There is a station at Windermere on a branch line providing connection to Oxenholme.



## *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  
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

## *Directions*

**what3words:** .baffle.tells

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

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.

## Things to do in the area

### Local leisure activities

Places to visit – Blackwell (the Arts & Crafts house), a wide array of National Trust properties and sites, Brockhole on Windermere (the National Park Visitor Centre) and a wide host of other Lake District attractions

Cinema at The Royalty (Bowness on Windermere) and Zeffirellis and Fellinis (Ambleside) which also have premium live streaming events

Theatre at The Old Laundry (Bowness on Windermere), The

Brewery (Kendal) and Theatre by the Lake (Keswick)  
Royal Windermere Yacht Club, Windermere Motor Boat Racing Club and Windermere Marina Village  
Water sports and equipment hire at various places in Bowness and Fell Foot Park (Newby Bridge)  
Golf courses at Windermere, Crook, Kendal and Grange over Sands  
Spa and gym facilities at several local hotels  
Wild swimming in the lakes and tarns

## Places to eat

A food lover's paradise, we are spoilt for choice in making our recommendations:

### Informal dining, cafes and pubs

Boardwalk and Baha, both in Bowness on Windermere  
Café Italia, San Pietro and Homeground, all in Windermere  
The Punch Bowl, Crosthwaite  
The Black Labrador, Underbarrow  
Hare and Hounds Inn, Bowland Bridge  
Brown Horse, Winster

Masons Arms, Strawberry Bank  
The Swan Hotel, Newby Bridge  
Heft, High Newton

### Fine dining restaurants

The Old Stamp House Restaurant and Kysty, both in Ambleside  
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in and around Windermere  
L'Enclume and Rogan and Co, Cartmel

## 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, School Knott and Orrest Head. So whether you like to ramble, walk, hike or run, there is a fell route suited to all ages and abilities.

## Services

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

## Included in the sale

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

Guide price £1,175,000

Westmorland and Furness Council – Council Tax band G

Tenure  
Freehold

### Step outside

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

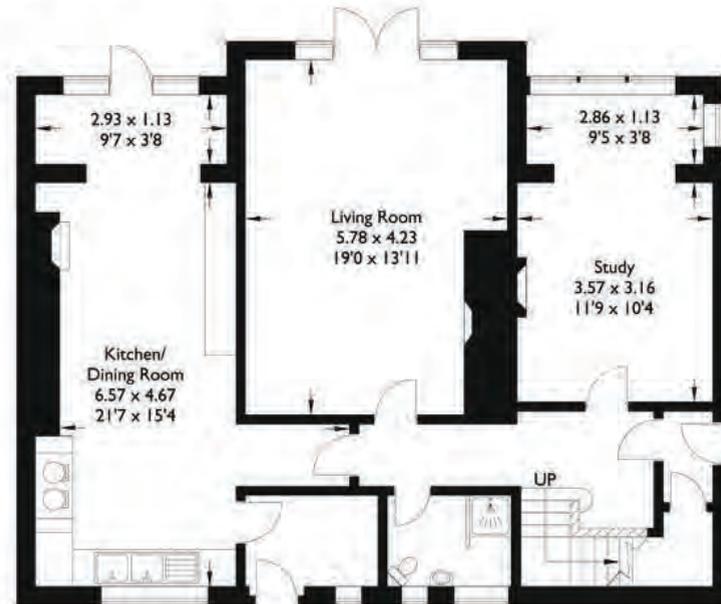
The gardens themselves are lovely – well established with mature Lakeland favourites rhododendrons and acers as well as roses, broom and bamboo. The planting provides privacy to the lawn areas and west facing seating terrace. To the rear of the house is a second paved area, closed off with a gate and so safe for small children and dogs.

The detached single garage has been repurposed and is now kitted out as a home gym but it would be suitable for a variety of ancillary purposes – hobbies space, work shop or office. There's power, light and a triple aspect so a pleasant place to work or potter. For any vehicles that require cover, there's now a car port. Two wooden garden sheds provide storage for tools, garden furniture and the like. Well serviced, the garden has outside lights and water on tap.

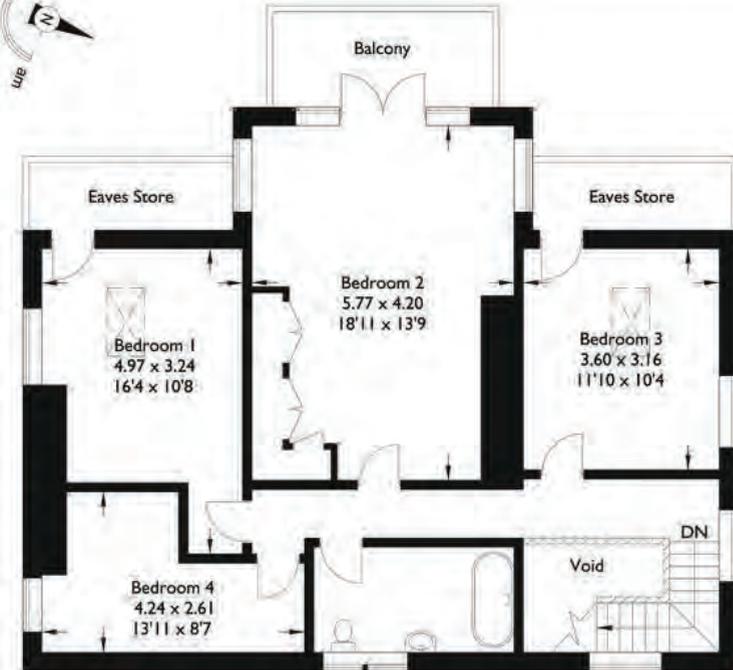


# Three Hollies

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



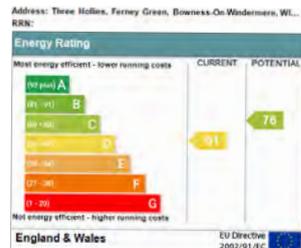
**Ground Floor**



**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.

Tenure: Freehold  
Council Tax Band: G





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