



Rockery Wood
South Crescent | Windermere | The Lake District | LA23 1DH

FINE & COUNTRY

ROCKERY WOOD



Rockery
Wood

WELCOME

Location Location Location!

Discover a rare opportunity to own this beautifully presented, generously proportioned four-bedroom, four-bathroom detached residence; just a short walk from the vibrant centres of Windermere and Bowness. This prime location offers the best of both worlds: the convenience of walking to local amenities and the tranquility of a quiet oasis in the heart of the Lake District National Park.

Built in 1936 in the traditional Lakeland style by well renowned local builders and craftsmen, Messrs Pattinsons, Rockery Wood is located on a private leafy road and backing onto woodlands. The layout is both reassuring traditional and familiar, the aesthetic balancing a meaningful blend of plentiful original period architectural details alongside modern appointments, all wrapped up in a harmonious and relaxed style of décor – a calm consistent canvas throughout in muted neutral tones.

The characterful accommodation is light and impressively well-proportioned; step inside through a large verandah style porch to an entrance vestibule. The reception hall is sizeable and welcoming off which is a cloakroom, there are three separate reception rooms and a breakfast kitchen. Off a generous landing are four double bedrooms, three have ensuite facilities along with a family bathroom.

Rockery Wood stands proud in generous gardens with an integral garage, excellent parking provision befitting a family house of this stature and enjoys two driveways for 'in' and 'out' convenience. The gardens are established, informal and low on the upkeep front leaving more time to enjoy the lawns and large seating terrace.

Wonderfully tucked away, South Crescent is a prime residential location, exceptionally accessible and central and yet quiet with little in the way of passing traffic.

Whether you are looking to house a family or a couple seeking to embrace the space, this is a fine house, ready to move straight









Location

Between two of the busiest tourist hotspots of the Lake District, South Crescent is beautifully tucked away in an eminently well-respected and long-established residential neighbourhood, affording great privacy in a desirable leafy setting. A world away from the hustle and bustle, it offers a quiet and peaceful location almost midway between Windermere and Bowness on Windermere with easy access to both towns and a ready network of footpaths for getting out and about.

South Crescent is such a convenient and central location, straight from the door you can enjoy a leisurely stroll into either of these neighbouring Lakeland towns for drinks, brunch, lunch or dinner in one of the wide selection of restaurants and bars, a trip to the cinema or theatre. This is a great place to be a local as well as a visitor.

Between them, Windermere (0.5 mile) and Bowness (1 mile) offer an excellent range of local amenities and services with primary schools within walking distance, a choice of supermarkets (including regional favourite Booths), two Post Offices, doctors' and dentists' surgeries, opticians, hairdressers, barbers and vets. This is the ideal location for exploring the wider Lake District with countless attractions and outdoor pursuits readily available. The nearest motorway access is J36 on the M6 with a main West Coast railway station at Oxenholme and a branch line connection in Windermere itself.



Step inside

If you appreciate the ever-enduring charm of period style then Rockery Wood has much to offer - multi fuel stove, alcove cupboards, period joinery (an imposing staircase, internal five panel doors with original door furniture, skirting boards, architraves and picture rails) and moulded ceiling cornices. Throughout the house woodwork is painted in a gentle off-white shade giving a look reminiscent of the local Arts & Crafts movement house, Blackwell. Framed and displayed on the dining room wall is a set of Walker, Carter and Walker's (chartered architects) original 1936 plans for the house, as designed for Messrs Pattinsons – a unique and very personal slice of Rockery Wood's history.

The verandah makes a welcoming first impression and has room for a conveniently placed bench. Step inside to the entrance vestibule and from there through a set of original part glazed double opening doors to the delightfully spacious reception hall, a room in itself; we can just imagine a Christmas tree here, perfectly positioned for maximum enjoyment to be appreciated from all angles. Off the hall is a cloakroom with a contemporary styled two-piece suite. There are three separate reception rooms, the principal drawing room is light, airy and has an air of calm sophistication. There's a wood burning stove and a lovely leafy view to the garden. The sitting room has a delightful, splayed bay window with the same restful garden outlook. The wonderfully light dining room has a wall of exceptionally useful original full height panel fronted cupboards; the room is open through to the bright breakfast kitchen. Classically styled, cream painted shaker style cabinets are fitted with stone marble effect worktops, upstands and hob splash-back. A peninsular unit extends into a breakfast bar and makes a lovely place for a morning pot of tea with the papers or a chat over a glass of wine as you keep the chef company as supper cooks.

Rising to the first floor, the landing is equally spacious as the hall. The principal bedroom has an original walk-in wardrobe and a wall of more modern fitted wardrobes. The views are lovely, all shades of green from the trees beyond the lawn. The ensuite bathroom is very sleek and on trend having a double ended bath with shower over, a vanity unit with a natural stone top, a loo and cupboard housing the hot water tank. The second and third bedrooms both have ensuite shower rooms, each with shower, vanity unit and loo.

The fourth double bedroom has an original deep walk-in wardrobe and a verdant garden view. The family bathroom is a treat with a double ended bath, a large shower, vanity unit and loo.

All in all, this is an absolute gem of a house. There's a peaceful air of calm that extends throughout the entire property, a combination of both the original style, character and features of the era, the light filled interior, the restful garden views and the way in which the interior has been gently updated and tastefully decorated.

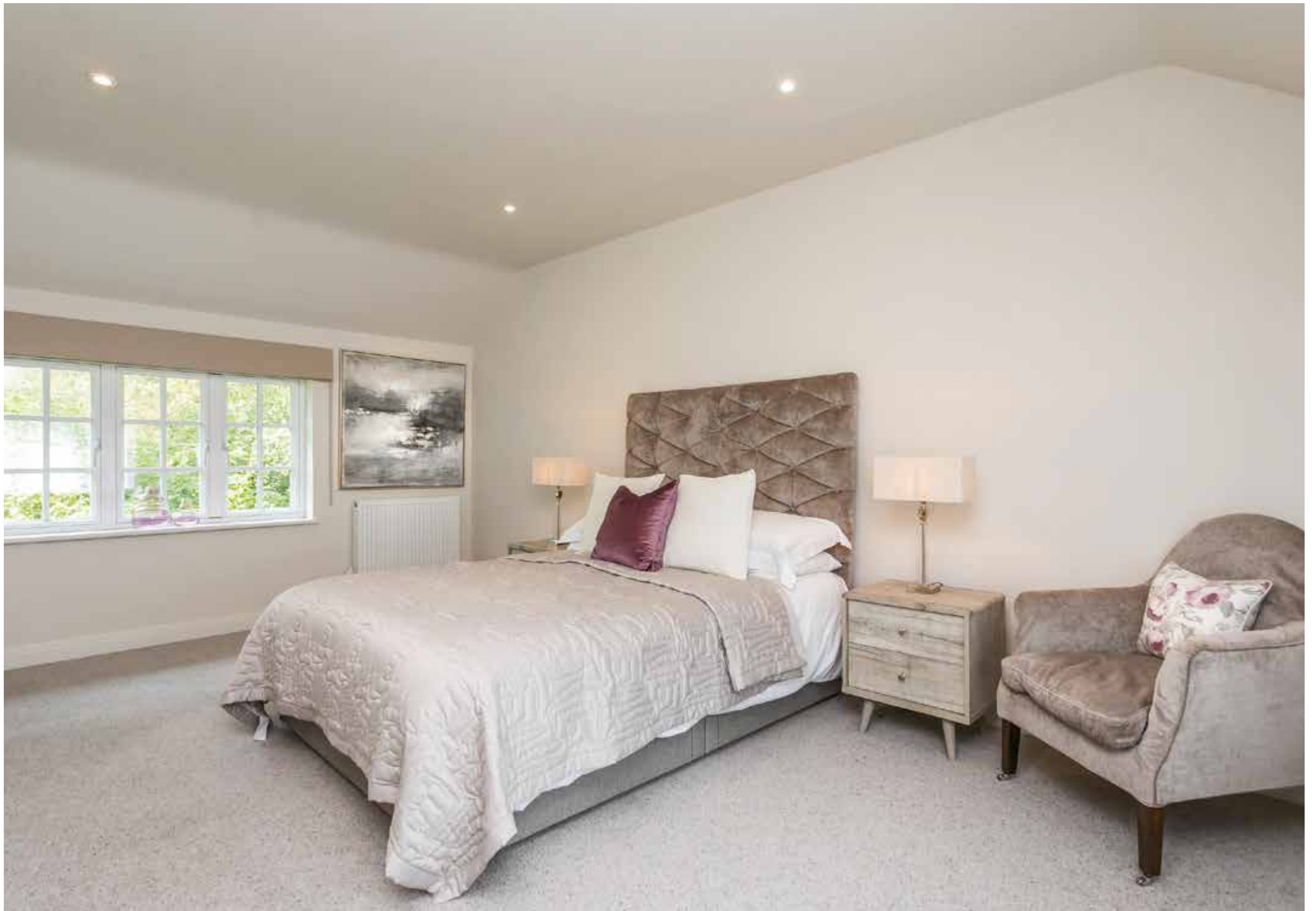
It's a house to relax into, a house to call home.



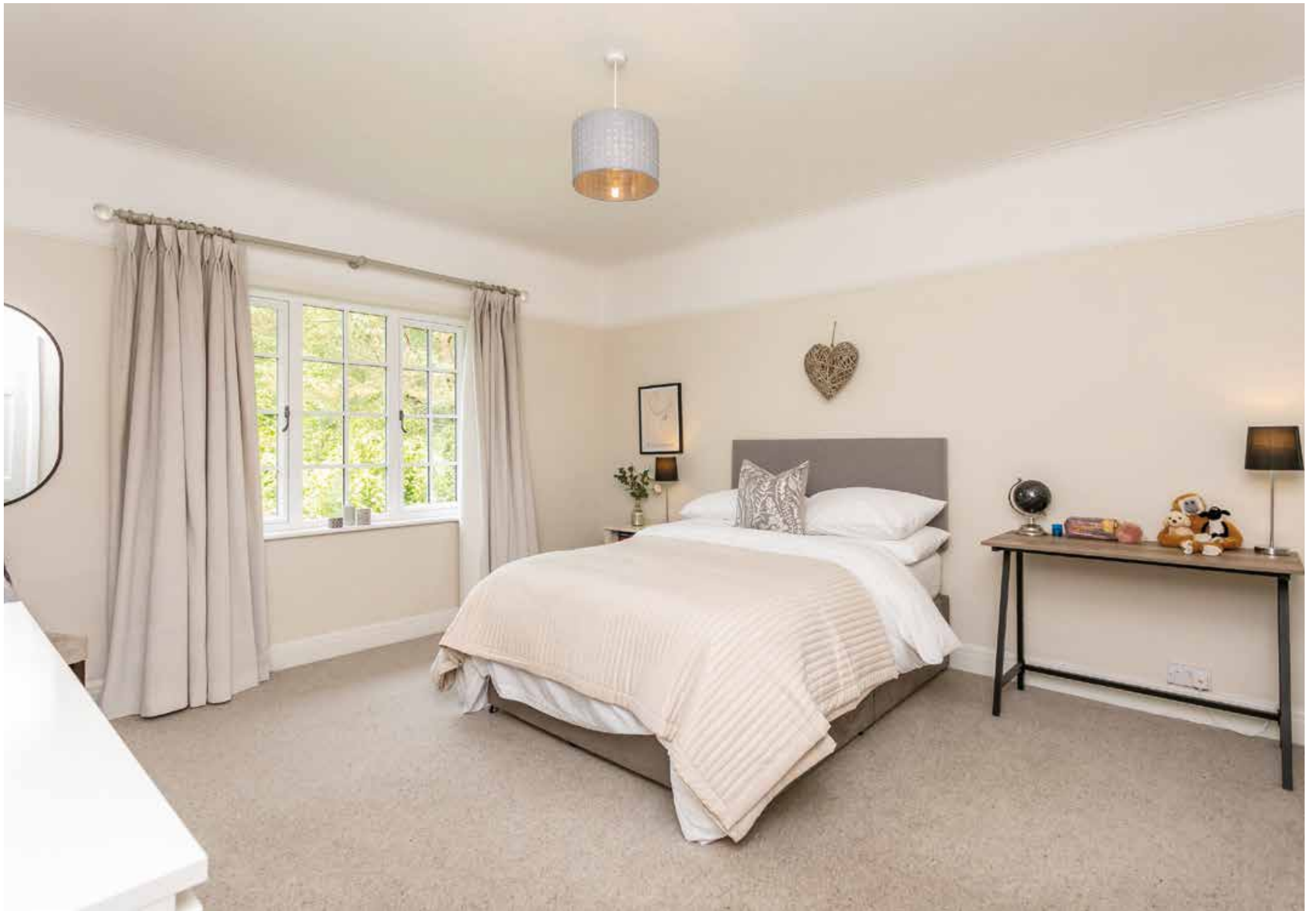


















Step outside

The consistent internal decorative palette of cream, grey and black coherently flows from the interior to the exterior of Rockery Wood through the greys of the slated roof, the verandah's slate tiled floor, the slated seating terrace, the extensive driveway's slate chippings, the original slated window cills, the smart cream painted roughcast elevations and the black rainwater goods.

Arriving at Rockery Wood, a low Lakeland stone wall borders South Crescent, behind which is an evergreen laurel hedge. Pull into the driveway and there is plentiful room for parking and turning. Fronting South Crescent and the initial garden area is lawn with rocky outcrops and a pond having a water feature. Following on, informal gardens lie mainly to two sides with simple lawns and well-established trees and shrubs creating an outdoor space that is fuss free and relatively easy to tend. A large seating terrace is hidden behind the house making an exceptionally private place to sit out, it offers plenty of room for your garden seating arrangements and will be lovely for leisurely lunches, taking in the sun, evening barbecues and a glass of your favourite tippie as the sun goes down on the day. Linking house to garden is a door from the drawing room. The result is a garden that is smart, neat, well-tended and private with scope for the green fingered buyer to introduce additional landscaping and planting schemes.

The attached garage has a door from the reception hall with an electric up and over door and a separate personal door to the back garden. With power, light and a radiator it would also lend itself to a workshop or home gym if you were so inclined.

There are external lights and water taps.



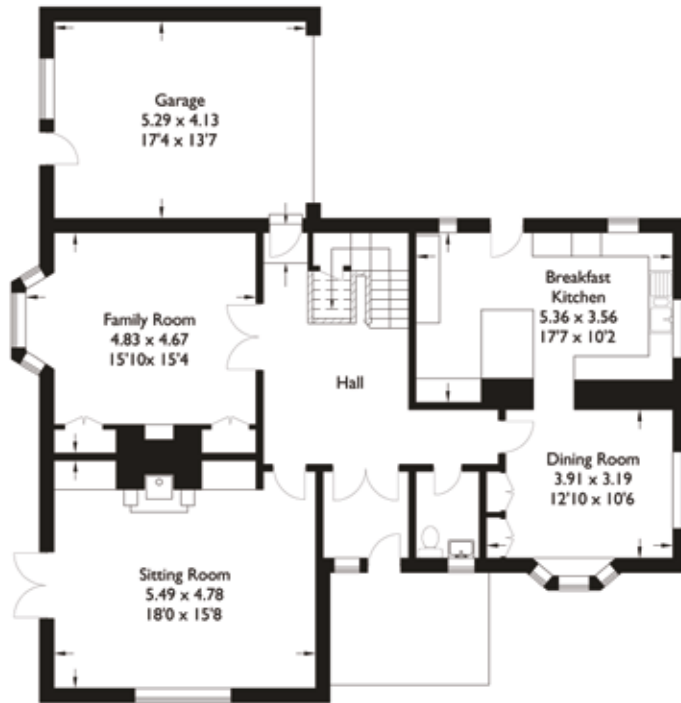


Rockery Wood

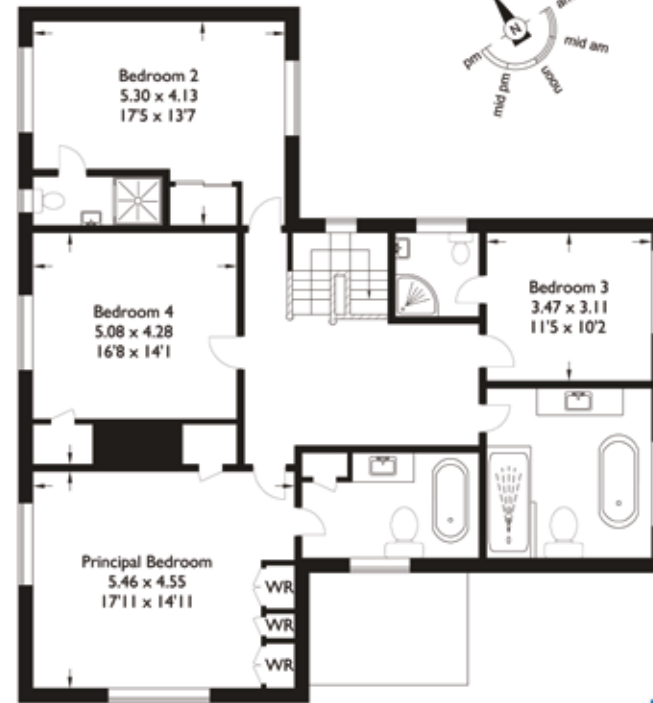
Approximate Gross Internal Area : 231.50 sq m / 2491.84 sq ft

Garage : 21.84 sq m / 235.08 sq ft

Total : 253.34 sq m / 2726.92 sq ft



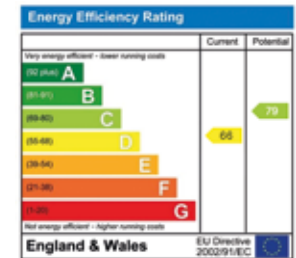
Ground Floor



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.



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 28.05.2024



FURTHER INFORMATION

On the road

| | |
|-----------------------|------------|
| Bowness on Windermere | 1 mile |
| Windermere | 0.5 mile |
| Ambleside | 5.1 miles |
| Kendal | 9.1 miles |
| Manchester | 83.4 miles |

Transport links

| | |
|-----------------------------|------------|
| M6 J36 | 15.7 miles |
| Oxenholme (railway station) | 12.6 miles |
| Manchester airport | 90.6 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 potentially available from Openreach of 72 Mbps download and for uploading 17 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodaphone reported as 'limited' for both Voice and Data services.

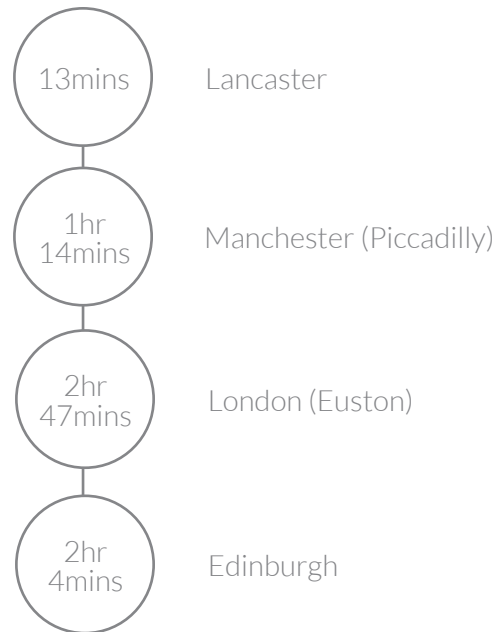
Outdoor: EE, Three, O2 and Vodaphone reported as 'likely' for both Voice and Data services.

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.

Additionally, there is a branch line station at Windermere with frequent services 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
Kendal College

Directions

Use Sat Nav LA23 1DH with reference to the directions below:

Leaving our Windermere office and heading towards Bowness on Windermere on New Road (A5074), after leaving the shops, pass Birthwaite Road on the right and turn next right onto Cornbirthwaite Road. Take the first right onto West Crescent and then then first left onto South Crescent. Rockery Wood is on the right, a name sign is on the left hand entrance pillar.

Local Authority

Westmorland and Furness Council

Local leisure activities

Places to visit – included within the vast array of Lake District attractions there are many National Trust locations locally to visit, including Beatrix Potter's house Hill Top at Near Sawrey and The Beatrix Potter Gallery in Hawkshead, the steam yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

Brockhole on Windermere, the Lake District National Park Authority's visitor centre Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere Jetty Museum, Windermere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns

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

Spa and gym facilities at several local hotels

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

Cinemas at The Royalty in Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

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, worth visiting are;

Boardwalk and Baha, both in Bowness on Windermere

Café Italia, San Pietro and Homeground, all in Windermere

The Punch Bowl at Crosthwaite

The Black Labrador, Underbarrow

The Cavendish Arms, Cartmel

Heft, High Newton

The Yan at Broadrayne, Grasmere

Fine dining restaurants

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

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Kysty, both in Ambleside

Forest Side Hotel, Grasmere

Great walks nearby

This is the heart of the Lake District with walks for every age and ability readily available, so whether you like to ramble, stride out, hike or climb there's a route for you. No need for a car, straight from the door, you can head up Orrest Head, School Knott, Brantfell or Post Knott, all relatively gentle climbs where the views will amply reward your efforts.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the kitchen. Heated towel rails in the cloakroom, bathroom and all three ensembles. Underfloor heating in the principal ensuite bathroom, one ensuite shower room and the family bathroom.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Rangemaster Toledo double electric oven and grill and five ring gas hob, Rangemaster fan, NEFF fridge freezer, Siemens drinks fridge, Kenwood dishwasher, Electra washing machine, Beko condenser tumble drier and NEFF microwave.

Guide price £1,395,000

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 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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