



Storrs Holme
Storrs Park | Bowness | The Lake District | LA23 3JG

STORRS HOLME





Welcome to Storrs Holme, Storrs Park, Bowness on Windermere, LA23 3JG

Storrs Holme works on every level. An elegant home for welcoming friends and entertaining but also a place where family life can unfold naturally.

A truly distinctive property defined by calm and clarity. Minimalist, clean lines, soft and subtle textures, bespoke joinery and an elegant, subtle colour palette reflecting the extraordinary views from the house all combine to create continuity throughout the home with rooms and spaces feeling open, serene and considered. Storrs Holme is refined and elegant in the aesthetic as well as being eminently practical; easy to run, comfortable to live in and technologically advanced.

Newly built to an exceptionally high specification, construction started in 2020 and finished in early 2023. The impressive accommodation provides a sizeable porch opening to an expansive reception hall with coat store and cloakroom. The open plan living kitchen flows through into the partially open plan dining room for formal occasions and opens to the sitting room, a cosy and more intimate room. A comprehensive utility room connects to the integral garage.

On the first floor are the principal bedrooms. The main bedroom has a dressing area and ensuite bathroom. Two further double bedrooms, both with ensuites. The second floor is occupied in its entirety by a further bedroom suite with bedroom, dressing area and bathroom. The two remaining ensuite bedrooms are on the lower ground floor, both with bedrooms, dressing areas and ensuites. Completing the lower ground floor is a plush cinema room and a games room with an adjacent well-equipped bar and servery, ideal when hosting on this floor or out in the garden. There is also the convenience of a second cloakroom.

The lake frontage exterior has been landscaped to provide a variety of seating areas; a wide balcony, large terrace or lake side area. Enclosed, secure and private, the gardens provide areas for relaxation with unparallel views of the lake and fells beyond. There is around 35 m (115 ft) of water frontage (including the boat houses) which enables immediate access to the lake for exploration, picnics, swimming or sailing to one of the lake side hotels for refreshment. There are two boathouses and a jetty.

Storrs Holme is an unrivalled contemporary Lakeland home crafted for those who appreciate the finer things in life.

This is such a relaxing home. We've cherished our time here—not only as a family with our children and grandchildren, but also hosting friends for weekends together, which has been a lot of fun. Despite its size, the house never feels too large; it's easy to manage and comfortable and cozy all year round.

The view is always captivating and ever-changing, whether it's the weather, the seasons, activity on the lake, or the passing RAF jets—it really has it all."





A prime lake frontage position

Lake frontage properties are something of a rarity, whether you have a sailing or motorboat, or simply enjoy the ambiance of living next to water, Storrs Park is a prestigious and aspirational residential location. The views are exceptional, west facing to capture the best of the afternoon sunshine and fabulous sunsets behind Claife Heights opposite, they are the backdrop of life here.

Positioned on the A592, just south of bustling Bowness on Windermere, Storrs Holme is in walking or cycling distance of the centre of the village putting all the great amenities within easy reach; abundant cafes, bars and restaurants, the cinema, live theatre and plenty of galleries and shops. For sailing enthusiasts, there are both yacht and motorboat clubs on the lake, as well as numerous water based activities to enjoy along with regular sailing events to watch. For day-to-day groceries, Bowness and Windermere offer a selection of supermarkets including regional favourite, Booths.

The Lake District offers an unrivalled lifestyle for those who love the great outdoors. Whether you're a seasoned hiker or enjoy gentle strolls, owning a home here means having immediate access to some of the country's finest walking paths; right from your doorstep.

From serene lakeside ambles to challenging fell climbs, the variety of routes caters to all abilities where you can walk amidst dramatic landscapes, with every season bringing a new backdrop of natural beauty.

The quintessential Lakeland villages of Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and within the surrounding valleys there are fantastic country pubs. The Lakes also offers a host of Michelin Star restaurants for special occasions and to make any culinary experience even more memorable, you've the option of sailing to one of lake frontage establishments direct from home.

The setting is peaceful and tranquil, the location is central and accessible. It's a winning combination.

“ We've enjoyed the convenience of being able to walk into Bowness for shopping and dining. Over the Christmas and New Year holidays, the town has a wonderful festive atmosphere, with lights and bars serving mulled wine.

The location is ideal for exploring the wider Lake District. We love the walks in and around Bowness and Windermere, and taking the ferry as foot passengers allows us to easily discover the west side of the lake and all it has to offer.”







Phenomenal attention to the very smallest detail combined with an exceptional specification has created a superior and luxurious Lakeland residence.

High end fixtures and fittings

Triple glazed high performance accoya framed windows and external doors from S.Taylor & Son of Pickering.

Kitchen, utility room and bar fitments all designed and installed by Life (of London) featuring distinctive cabinetry with Dekton countertops, chosen for beauty, functionality and exceptional durability.

Bathrooms and cloakrooms designed and fitted by London based C P Hart featuring high quality Cielo & Villeroy & Boch sanitaryware and innovative Gessi fixtures and accessories.

Handcrafted by Peter Thompson of York, an impressive walnut staircase with solid wooden risers, treads and handrail along with distinctive wrought iron balustrading rises from the lower ground to the second floor.

Premium joinery specialists Thomas May have designed, made and installed bespoke fitted bedroom furniture and floating headboards. Other items of free standing furniture created for Storrs Holme are available separately if desired.

Specially designed and manufactured solid internal doors, including several pocket doors. Handles from Samuel Heath.

Between the living kitchen and the dining room, a customised room divider Kalfire triple sided gas fire with an atmospheric ember bed, real sparks above the flames and a granite effect hearth constructed of Corian.

Most light fittings are handcrafted and unique from Porta Romana.

Exceptional tiling all from Lapidica. Ground floor internal floor tiles continue seamlessly outside onto the balcony with an added Nonslip safety surface.

The profile of the deep skirting boards is reflected in the plaster cornicing which features on all four floors.













Soft furnishings

Electrically operated curtains, voiles and blinds on the lake facing ground and lower ground floor rooms.

Luxurious underfoot, carpets are a wool silk blend, all from Riviera Home. These are inset to be flush with tiling in the living area of the kitchen and the dining room. The finest bespoke curtains, blinds and soft furnishings by Audrey Johns.

Smart technology

There is a fully programmable Lutron lighting system which includes dusk to dawn exterior lighting as well as thoughtful details such as low level bathroom lighting for night time convenience, automatic interior illumination to wardrobes and atmospheric lighting along curtain pelmets.

Sonos music system throughout enabling room by room individual streaming from your chosen provider.

LG cinema screen with full audio system.

Smart technology managed under contract by Clever Association of Harrogate.

A turnkey option for immediate enjoyment

Life is busy, time is precious, if you would prefer to purchase fully furnished (with the exception of personal possessions), then this option is available.

Buying in this way offers the ultimate in convenience. Each space has been impeccably designed and styled by a team of professionals, allowing you to move in immediately and enjoy a high-end lifestyle from day one without the stress, time or expense of sourcing furniture. From bespoke furnishings to curated design touches, every element has been painstakingly chosen to complement the architecture and desired ambiance. It's an ideal option for those seeking a seamless, turnkey experience, whether as a primary residence, holiday retreat, or investment property ready for immediate rental.

This is rare opportunity to own a truly remarkable residence that exceeds expectations on every level.























Step outside

Electric gates open to an extensive arrivals area with plentiful space for turning and parking.

The double garage has space for two cars as well as room to store sports kit, bikes and gardening equipment.

In total, there is around 35 m (115 ft) (including boathouses) of direct frontage to Windemere, there's nothing between you and the lake. The landscaped gardens are the perfect combination of form and function with spaces to relax as a family but also to host larger gatherings. The beauty of the space allows for easy maintenance with multiple seating areas and a large level lawn for children's play.

Extending the open plan living space are full width sliding doors; allowing you to spill outside during warmer weather. The frameless glass fronted balcony ensures that the panoramic views can be fully enjoyed without interruption.

From the two lower ground floor bedrooms and the games room, glass doors open to the terrace. The view is extraordinary, straight across the garden to the lapping water.

From the terrace, steps lead down past the lawn, to a further terrace in front of the boathouse, creating a choice of setting for relaxation, evening drinks and long, leisurely outside dining. Railings edge the garden to the lake, ensuring peace of mind for those with younger children or dogs. The lawns wrap around the house to the front.

The boathouse provides a wet dock and will accommodate a boat of up to 10m. A smaller second boathouse to the side is ideal for a smaller boat or rib of up to 5.1m. The two jetty provide opportunity for further mooring.





Storrs Holme, Storrs Park, Bowness-on-Windermere, Windermere

Approximate Gross Internal Area
House 9052 sq ft - 841 sq m
Garage 441 sq ft - 41 sq m
Boathouse 872 sq ft - 81 sq m
Total 10365 sq ft - 963 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Lens Media Ltd, 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(56-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 30.09.2025



FURTHER INFORMATION

On the road

Bowness on Windermere	1.2 miles
Ambleside	6.6 miles
Kendal	8.9 miles
Grasmere	11.1 miles
Hawkshead	11.1 miles
Manchester	80.9 miles

Transport links

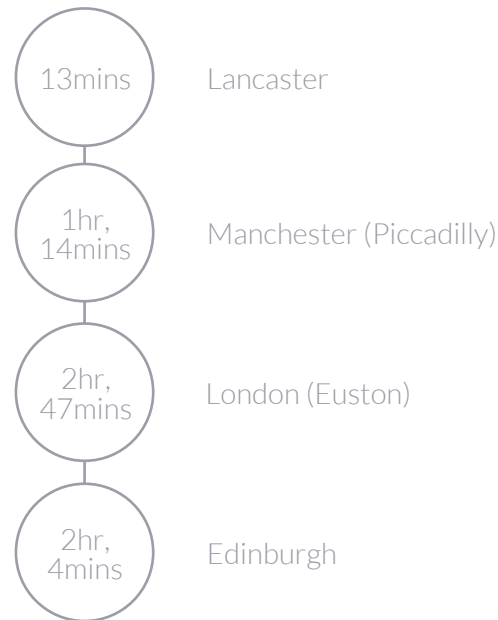
M6 J36	15.5 miles
Windermere railway station	2.6 miles
Oxenholme railway station	12.5 miles
Manchester airport	88.7 miles
Liverpool airport	96.0 miles

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.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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 providing frequent services to Oxenholme station.

Directions

what3words [dressings.roadmap.headed](#)

Download the App or go online and this will take you straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows:

Bora induction hob with built in extraction, four Neff ovens, Miele dishwasher, Quooker tap, two Neff fridge freezers.

Utility room - Sub Zero three piece fridge freezers including temperature controlled wine store, two Miele dishwashers, Miele washing machine and tumble dryer.

Lower ground floor bar - AEG temperature controlled wine store, Quooker tap and Miele dishwasher.

Services

Mains electricity, gas and water. Air source heating with a backup gas fired central heating boiler in the garage. Underfloor heating throughout the ground, lower ground and first floors.

Drainage to a sole use Bio Disc sewage treatment plant located within the boundary.

Air Conditioning installed to the open plan living kitchen, the sitting room, dining room and all six bedrooms.

Sonos sound system enables room specific streaming from your chosen provider.

ADT alarm. External CCTV.

The central heating, air conditioning, alarm, CCTV and Sonos are all controlled via Apps.

Places to visit

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained
The Brockhole Lake District Visitor Centre, Windermere
Lake cruises – on Windemere from the terminals at Bowness, Waterhead and Lakeside. Also, the steam yacht 'Gondola' on Coniston Water
Historic houses - Beatrix Potter's house Hill Top, Wray Castle and Townend, Troutbeck (all of which are National Trust). Blackwell - the Arts & Crafts house at Bowness on Windermere and Brantwood at Coniston
Museums – Windermere Jetty Museum, Bowness on Windermere, the Lakeland Motor Museum at Backbarrow, the Laurel and Hardy Museum (Ulverston being the birthplace of Stan Laurel) and Stott Park

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motorboat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
Spas and gyms at several local hotels
Golf clubs at Windermere, two in Kendal, Ulverston, Barrow in Furness, Grange over Sands

Places to eat

Informal dining, cafes and pubs
Marina View Restaurant, Windermere Marina
Boardwalk and Baha, both in Bowness on Windermere
Café Italia, San Pietro and Homeground, all in Windermere
Country pubs - The Punch Bowl at Crosthwaite, The Black Labrador at Underbarrow, The Masons Arms on Cartmel Fell and The Hare and Hounds, Bowland Bridge
The Swan Hotel, Newby Bridge

Great walks nearby

Straight from the door, you might like to head for Brantfell, Post Knott, Orrest Head or take the ferry across the lake and head up Claife Heights and over to Hawkshead.
The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.
The Dalesway, a 78.5 mile footpath from Bowness on Windermere to

Bobbin Mill
Aquarium of the Lakes, Lakeside
Steam railways - the Lakeside and Haverthwaite, Ravenglass and Eskdale
Live theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal.
Cinemas at The Royalty, Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Classical and contemporary music concerts at Yewfield, Hawkshead Hill
Holehird Gardens, Troutbeck an extensive 10 acre site, home of the Lakeland Horticultural Society.
Grizedale Forest - events, music and arts

The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria
Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.
For keen runners there are countless road and trail routes to enjoy.
Parkrun on a Saturday morning at Fell Foot Park, Newby Bridge and Rothay Park, Ambleside
Cartmel Racecourse, a small National Hunt course with nine race days annually

Special occasions
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 Lake Road Kitchen, both in Ambleside
Forest Side Hotel, Grasmere
Heft, High Newton

Ilkley in Yorkshire.
The 214 Wainwrights fells described in Alfred Wainwright's "Pictorial Guide to the Lakeland Fells" all lie within the boundary of the National Park and all but one are over 1,000 feet in height.
The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

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

Kendal College
University of Cumbria (Ambleside campus)
Lancaster University

Restrictions

There is pedestrian access down the side drive for four neighbouring properties with no obligation to contribute to upkeep.

Guide price £8,500,000

Westmorland and Furness Council –
Council Tax band H

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.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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Tel: +44 (0)1539 733500 | sales@fineandcountry-lakes.co.uk

Windermere Office Ellerthwaite Square, Windermere, Cumbria LA23 1DU

