



Greenlands
Greenstiles Park | Windermere | The Lake District | LA23 3LU

FINE & COUNTRY

GREENLANDS





Welcome to Greenlands, Greenstiles Park, Bowness on Windermere, LA23 3LU

A truly distinctive, four bedroomed detached home 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. Greenlands is refined and elegant in the aesthetic as well as being eminently practical; easy to run, comfortable to live in and technologically advanced. The addition of a living roof enhances the home's sustainable design, seamlessly blending with its natural surroundings while providing additional insulation and improving energy efficiency.

Newly refurbished by the current owner to an exceptionally high specification, Greenlands is an elegant home for welcoming friends and entertaining, but also a place where family life can unfold naturally.

The property also enjoys Lake access with four other properties at Greenstiles Park to 10ft of Lake frontage at Bellman Landing. Perfect for enjoying time with the family on your paddle boards or Kayaks.



A tranquil setting that brings an air of peacefulness especially when you relax and enjoy the magnificent scenery."









Location

Situated on a quiet cul-de-sac in a sought after area on the fringe of the popular Lakeland village of Bowness-on-Windermere this detached, elevated residence with stunning World Heritage views of the Lakeland Fells is perfectly positioned. Greenlands is both secluded and private but by no means isolated and enjoys the best of both villages. Walks onto the hillside are on your doorstep and nearby attractions including the shores of Lake Windermere, Motorboat club and the ever popular Blackwell Arts and Crafts are also within walking distance.

Commuting is convenient, with easy access to both the M6 and to mainline routes at Oxenholme Station, which connects to some of the UK's major cities such as: Manchester, London, Edinburgh and Glasgow.

With Bowness being only a short drive away, you can enjoy all the fantastic amenities the village has to offer. You will find a full range of shops, attractions, and eateries all within easy reach, plus you can catch a bus from outside Storrs Hall for links into Windermere and beyond to Newby Bridge and Ulverston.

“Tucked away yet so convenient for the natural beauty that surround Greenlands with the option to enjoy all that Bowness offers within walking distance or a short drive.”



STEP INSIDE

This impressive, modern designed accommodation provides a sizeable reception hall with direct access to the first floor and having all bedroom living on the ground floor. From the reception hall are four generously sized double bedrooms, with bedroom's three and four having built in wardrobes and a beautiful outlook to Lake Windermere and the surrounding fells. Bedroom two was converted from the original car port in 2021, and to keep some of its original features the inner brick wall was left to create a sense of authenticity. The master bedroom also has a superb view of Lake Windermere and the fells beyond, plus includes an ensuite shower room comprising of Duravit WC, washbasin with vanity unit, mirror cabinet, heated towel rail, and walk in shower.

From the bedrooms is an additional modernised family bathroom including, a Duravit four piece white suite with wall mounted illuminated mirror cabinet and a heated towel rail. Leading through to a fully comprehensive utility room providing access to the rear garden, built in shelved cupboards, base units with stainless steel sink, integrated washing machine and tumble dryer and an internal door connecting to the convenient integral garage. The garage houses all the household service's needs, having the electric meter, hot water cylinder, Worcester boiler and the home automation system for the property, the garage is finished off with an electric up and over door leading out to the front of Greenlands.

Make your way up to the first floor where you will find the home's exceptional main living space. The dining kitchen is the perfect space for more formal occasions and entertaining guests, with a comprehensive amount of built in wall and base units, NEFF oven and grill, microwave, built in fridge and freezer, integrated NEFF dishwasher and an additional great space for dining with family or friends, with an outlook to the lake and fells from the bi-folding patio doors and a log burner for those colder nights. This bespoke Stuv multi fuel stove has been customised to be divided between the living room and the dining kitchen to create a cosy atmosphere and was designed to be cost effective for heating both living spaces at the same time, it also comes with a barbeque grill enabling food to be cooked on the fire's radiant heat. The living room is the properties showstopper, with the spectacular views from the large balcony, this space certainly creates more cosy and intimate occasions, with the added benefit of the double sided wood burning stove. From the living room, there is an additional versatile room with built in cupboards, currently used as an office space, but could also be used as a single bedroom, a games room, a small gym or even a snug. To finish off the first floor is a convenient WC/cloakroom, including washbasin, WC and heated towel rail.

















Step outside

The property sits on comfortable gently sloping garden plot measuring 0.4 of an acre with extensive lawns and a few established trees. To the front of the property off Greenstiles Park is a large driveway with parking for 3-4 cars. The enclosed garden enjoys plenty of views of Windermere Lake, fells and can be enjoyed from the large first story balcony which has ample entertaining space and lower garden terrace. From the driveway and through the gate to the rear of the property, there is access to the wood store, a seated patio area and a further pathway surrounding the house and back to the front drive.

The property also enjoys lake access with four other properties at Greenstiles Park to 10ft of lake frontage at Bellman Landing.





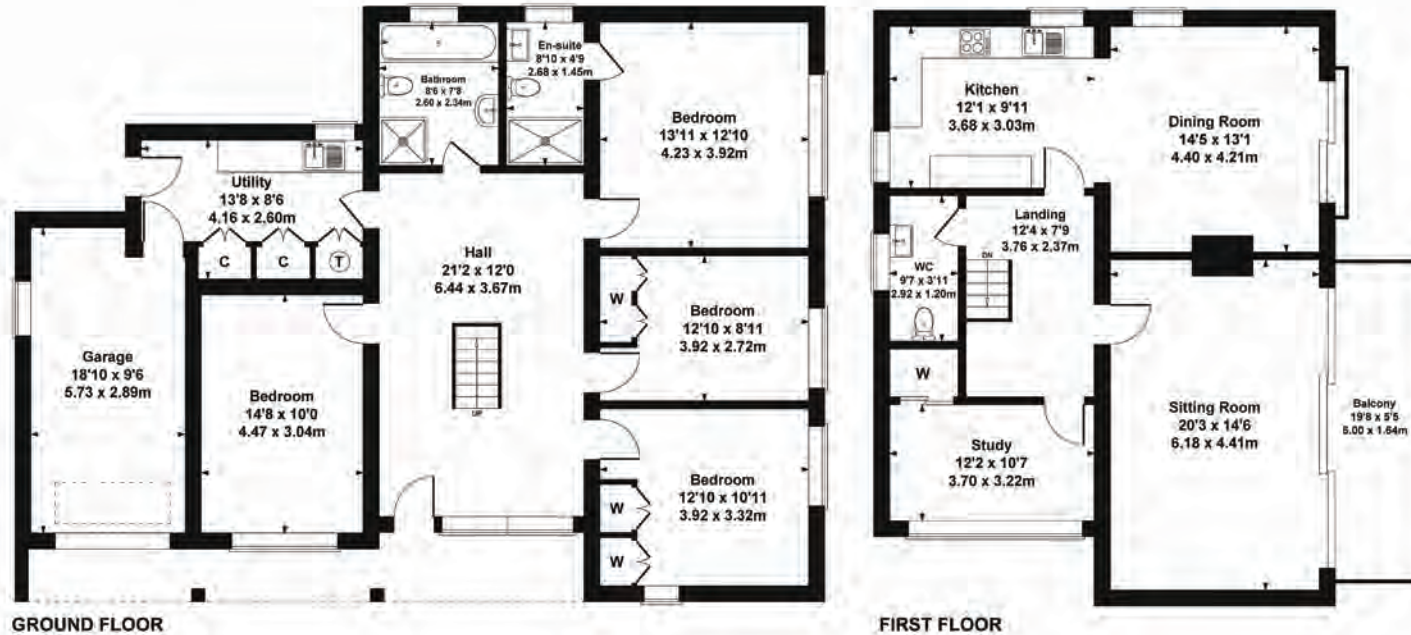
Greenstiles Park

Approximate Gross Internal Area

House: 2005 sq ft - 186.3 sq m

Garage: 171 sq ft - 15.9 sq m

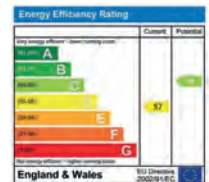
Total: 2176 sq ft - 202.2 sq m



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.

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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 18.11.2025



FURTHER INFORMATION

On the road

Bowness on Windermere	2.1 miles
Kendal	9.5 miles
Ulverston	14.3 miles
Barrow in Furness	24.2 miles
Manchester	80.3 miles

Transport links

M6 J36	15.2 miles
Windermere railway station	3.5 miles
Oxenholme railway station	13 miles
Manchester airport	89.8 miles
Liverpool airport	95.3 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.

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 regular connections to Oxenholme station.

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
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside and Carlisle campuses)
Lancaster University

Directions

what3words ///swerving.depend.barman

Download the **what3words** App or go online for directions straight to the property.

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

Places to visit

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck
World of Beatrix Potter attraction, Bowness on Windermere
Blackwell - the Arts & Crafts house, Bowness on Windermere
Windermere Jetty Museum, Bowness on Windermere
The Brockhole Lake District Visitor Centre, Windermere
Live theatre - The Old Laundry in Bowness on Windermere and The Brewery in Kendal
Cinema - Zeffirellis and Fellinis in Ambleside and The Brewery in Kendal
Grizedale Forest - events, music and arts.

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and Coniston (Coniston Sailing Club)
Spa and pools at several local hotels
Golf clubs at Windermere, two in Kendal, Grange over Sands, Ulverston and Barrow in Furness
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina
Giddy Goose at The Rybeck Hotel
Boardwalk, Baha & Base Pizza, all in Bowness on Windermere
Café Italia, Francines, Tapios, San Pietro and Homeground, all in Windermere
The Punch Bowl, Crosthwaite
The Black Labrador, Underbarrow
The Hare and Hounds Inn, Bowland Bridge
The Masons Arms, Strawberry Bank
The Brown Horse, Winster

Special occasions

Heft, High Newton
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

Great walks nearby

The Windermere Way is a 45 mile circuit of Windermere. The route takes in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.
Within the National Park there are 214 Wainwrights fells to conquer and some lower-level walks around Bowness and Windermere such as Brantfell, Post Knott, School Knott and Orrest Head.

Services

Mains electricity, water, and drainage. Oil fired central heating from an oil tank in the rear garden and a Worcester combi boiler located in the garage.

Price from £1,500,000

Local Authority charges

Westmorland and Furness Council
Council Tax band G

Tenure

Freehold

Included in the sale

Fitted carpets, curtain poles, blinds, light fittings and domestic appliances as follows: Fridge, Freezer, Microwave, Dishwasher, Washing Machine, Tumble Dryer.

Please note

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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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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