



Cleabarrow Cottage



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Cleabarrow Cottage, Cleabarrow, Windermere, LA23 3NB

This individually architect-designed home has been thoughtfully enlarged and modified to offer a stunning modern living experience. It features six en-suite bedrooms, two reception rooms, a spacious dining kitchen, and beautiful mature gardens with an outside seating area and hot tub.

A beautiful detached house enjoying a gently elevated position on the outskirts of Bowness, adjoined by open fields with picturesque panoramic views. Ideally positioned for a range of amenities close to hand, excellent access to the main road and motorway network and set immediately opposite the Windermere Golf Club.

Currently utilised as an upmarket holiday letting property but equally could be used as a fabulous home.



Quick Overview

6 bedroomed (6 en-suite) detached house

2 Reception rooms

6 bath/shower rooms

Private setting with fantastic open views

Garden, patioed seating area and hot tub

Planning permission for detached garage
(7/2022/5749)

Close to Bowness and Windermere

In perfect fully modernised condition

A perfect family home or holiday let

Off road parking for several cars

Superfast fibre broadband available





Location

Set in an elevated location on the Crook Road on the outskirts of Bowness with good access to the main road network.

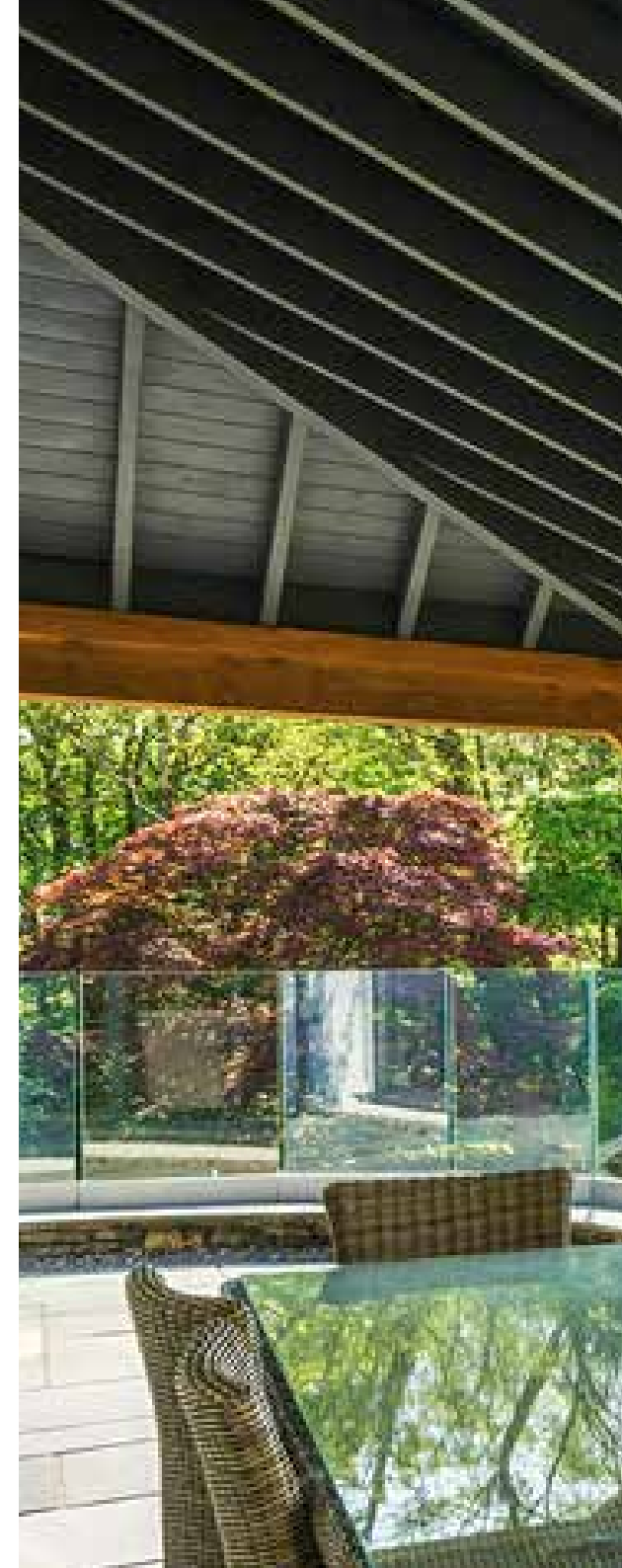
From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left onto Kendal Road (A5074) and then left again on to the B5284 Crook Road signposted for Kendal. After approximately 1 mile the entrance to Cleabarrow Cottage is on the left opposite the Windermere Golf Club.



Welcome

In the heart of a picturesque location, this beautifully redeveloped 6-bedroom detached house offers a perfect blend of charm and modern luxury.

Originally built in 1895 and meticulously redeveloped in 2018, this home boasts breathtaking views, ample off-road parking, a well-maintained garden area and double glazing throughout. Plus, existing planning permission for a detached garage in the grounds, details can be found on the Lake District National Park Authorities website under 7/2022/5749.







Wine & Dine

Specifications

Living/Kitchen/Dining Room

33'8" x 26'11" (10.26m x 8.2m)



Stepping into this inviting property you will be greeted by a spacious modern open-plan living area. Complimented by large windows creating a bright and airy atmosphere with light wood flooring adding warmth to the overall aesthetic.

A spectacular dining kitchen awaits, showcasing a seamless blend of modern design and functionality. The kitchen is equipped with top-of-the-line appliances, including built-in wall and base units, a NEFF dishwasher, an inset sink with a flexi-spray kitchen hose, a NEFF ceramic induction hob, an oven, and a combination microwave oven. The kitchen also features two built-in refrigerators with freezers below.

A generously sized breakfast bar with marbled worktops offers a stylish space for casual dining, while a central serving preparation unit with matching marbled surfaces adds a touch of elegance and practicality to the room. In addition to its impressive array of modern appliances, the dining kitchen of this exquisite property offers a spacious and stylish dining table that is perfect for hosting memorable meals and gatherings.

Adjacent to the dining table, a separate comfortable seating area beckons you to relax and unwind while taking in the glorious views of the Lakeland fells. Access onto large wrap around outside seating area, being partially covered.



Ground Floor

Specifications

Sitting Room
20' 1" x 13' 9" (6.12m x 4.19m)

Snug
18' 0" x 9' 11" (5.49m x 3.02m)

Bedroom Two
23' 6" x 14' 2" (7.16m x 4.32m)

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Step into this beautifully appointed sitting room, a perfect blend of comfort and style. Bathed in natural light from the expansive floor-to-ceiling windows, this room offers a serene view of the lush garden, creating an inviting atmosphere for relaxation and entertaining.

The ground floor also features a practical utility space equipped with plumbing for a dishwasher and dryer, base units for storage, easy access to the rear of the property and access to the large plant room, which houses essential components of the central heating boiler, pre-insulated cylinder built for a house of this size, and pressurized system.

Finishing off this floor you are welcomed with a double bedroom with ensuite modern shower room including WC, washbasin with vanity unit and walk in rainfall shower.









First Floor

Specifications

Bedroom Two
26' 9" max x 14' 6"
(8.15m x 4.42m)

Bedroom Three
22' 10" max x 11' 3"
(6.96m x 3.43m)

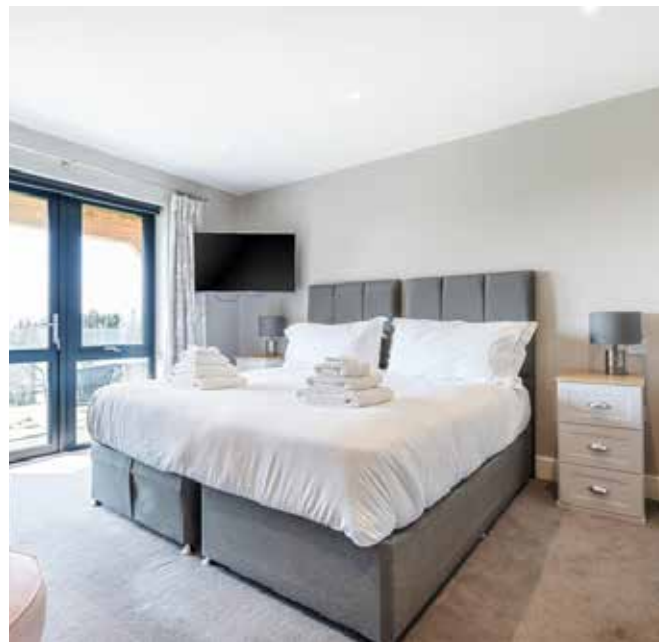
Bedroom Four
17' 2" x 13' 11"
(5.23m x 4.24m)

Bedroom Five
16' 9" x 11' 9"
(5.11m x 3.58m)

Journeying to the first floor of this exquisite property unveils a collection of four beautifully presented double bedrooms, each offering a blend of modern luxury and comfort.

Every bedroom boasts its own modern ensuite bath/shower room, ensuring convenience and privacy.

Among the bedrooms, bedroom 3 stands out with a unique seated balcony area that offers a picturesque vantage point to admire the stunning views.



Second Floor

Specifications

Bedroom 6/Study
34' 9" x 12' 6"
(10.59m x 3.81m)

Ascending to the second floor of this remarkable property reveals a hidden gem, a loft space that has been transformed into a final double bedroom, having its own ensuite bathroom offering a touch of luxury that complements the comfort of the bedroom, ensuring a seamless living experience. The second floor also features a separate seating area, perfect for indulging in moments of quiet contemplation or enjoying a good book.

Every detail in all 6 bedrooms have been carefully crafted to offer you a lifestyle of refined comfort and elegance.









Outside

A generous off road parking area, a well maintained garden and convenient garden store.

Substantial oak framed covered fold round slated terrace with glazed screens, perfect for outside dining and a great hot tub area.

Finally, a well hidden area for the property's oil tank providing central heating. Planning permission exists for a detached garage within the grounds.

Important Information

Services:

Mains electricity and water connected.
Oil tank for central heating. Underfloor heating. Private drainage to septic tank in adjoining field.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Notes :

All fixtures and fittings can be considered as part of the sale if required and the adjoining home 'Cleabarow View' can also be made available for an additional £1.5 million. Please contact the office for more details.





SECOND FLOOR

Cleabarrow Cottage, Windermere LA23

Approximate Area= 4099 sq ft / 380.7 sqm (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

Call us on 01539 444461

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Ellerthwaite Square, Windermere, LA23 1DU

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