

## Windermere

**£1,500,000**

Cleabarrow View, Cleabarrow, Windermere, Cumbria, LA23 3NB

Discover the epitome of modern living in this magnificent detached executive home, perfectly designed to cater to contemporary lifestyles while offering spectacular panoramic views. This stunning property seamlessly blends luxury with comfort, making it a stunning home or an excellent holiday let investment.

A fabulous family house or letting investment for which it is currently used. Built in June 2018, a superb opportunity to purchase this detached house with magnificent views over open fields towards Brantfell, Wetherlam, Claife Heights and the Lakeland mountains.

### Quick Overview

- 3 Bedroomed executive home
- Approximately 1769 sq. foot of living space
- Delightful setting with fantastic open views
- Gardens, large patios with hot tub
- 2 Reception rooms and 2 bathrooms
- Close to Bowness and Windermere villages
- Quality modern specifications throughout
- A perfect family home or holiday let
- Double garage & off road parking for several cars
- Superfast fibre broadband available



3



2



1



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Superfast  
Fibre  
Broadband



Double Garage &  
Off Road Parking

Property Reference: W6118



Lounge



Open Plan Dining Kitchen



Kitchen



Open Plan Dining Room

**Property Overview:** Through the large covered porch, step inside to find a stylish open plan dining kitchen, the heart of this stunning home or an excellent holiday let investment. This space has been meticulously designed to cater to modern living, featuring top-of-the-range appliances and luxurious finishes.

The kitchen boasts a Miele induction hob with an extractor over, ensuring your cooking experience is both efficient and enjoyable. The combination oven and microwave provide versatility, whether you're preparing a quick meal or a gourmet feast. The large 5 seater breakfast bar, adorned with marbled surfaces, offers an elegant and practical space for casual dining or entertaining guests.

An inset Blanco sink unit with a flexible spray hose adds a touch of sophistication and convenience, making meal preparation and clean-up a breeze. The kitchen seamlessly flows into the dining area with side board unit and shelving, creating a spacious and inviting environment for family gatherings and social occasions. Beyond the kitchen, the lounge continues to impress with its inviting atmosphere. This open plan modern space features a wood burning stove on slate hearth, perfect for those chilly evenings, and direct access to the outside garden and patio area. Imagine relaxing by the fire or stepping out into your private garden oasis for a breath of fresh air. Before heading to the first floor, you pass through the initial hallway, which offers ample room for additional storage. This area also includes a separate WC with a washbasin and vanity unit.

Moving up to the first floor on a modern light oak and glazed return staircase, you will find three fabulous double bedrooms, each boasting its own private balcony. Imagine waking up to spectacular west facing views every morning, sipping your coffee while taking in the serene landscape. These balconies provide the perfect place for relaxation whilst enjoying an evening sunset. All bedrooms include fitted TV's and bedroom 1 is a true sanctuary, featuring a walk in dressing room with fitted shelving, a hanging rail, and spotlighting. This elegant space ensures that all your storage needs are met, while adding a touch of luxury to your daily routine. Bedrooms 2 & 3 are equally impressive, offering built-in wardrobes that provide ample storage without compromising on style.

A large walk in linen cupboard contains the hot water tank, ensuring everything is further efficiently managed. Contemporary family bathroom and a further shower room both featuring rainfall showers, washbasins with vanity units, WCs, heated towel rails and the added benefit of under floor heating.

Outside, the property continues to impress with a seated patio running full length and around the house, perfect for all



Lounge



Double Garage



Bedroom 2



Bedroom 3



Shower Room



Bathroom

fresco dining and outdoor relaxation. Large easy to maintain gardens and hot tub, offering a luxurious retreat for unwinding after a long day. A raised seating area is also accessible near the main gated entrance, perfect for hosting a BBQ with guests and finally a spacious pebbled driveway with ample parking for numerous cars.

The detached double garage is a standout feature, equipped with an electric up-and-over door, store cupboards, shelved walls, and a separate utility room. The garage also houses the electric meters, ensuring all utilities are conveniently located.

**Location:** Set in an elevated location on the Crook Road on the outskirts of Bowness on Windermere 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 View is on the left immediately opposite Windermere Golf Club.

**Accommodation:** (With approximate measurements)

Large Covered Porch

Entrance Hall

WC

Lounge 20' 10" x 11' 10" (6.35m x 3.61m)

Magnificent Dining Kitchen 24' 3" x 20' 8" (7.39m x 6.3m)

First Floor:

Bedroom 1 20' 2" max x 11' 11" max (6.15m x 3.63m)

Bedroom 2 15' 2" max x 12' 1" max (4.62m x 3.68m)

Bedroom 3 13' 3" x 12' 0" max (4.04m x 3.66m)

Bathroom

Shower Room

Detached Double Garage 19' 8" x 19' 7" (5.99m x 5.97m)

Utility 15' 10" x 8' 6" (4.83m x 2.59m)

**Property Information:**

**Services:** Mains electricity and water connected. Oil fired central heating. Private drainage. Underfloor heating to ground floor. Vehicle electric charging point.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - band F.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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



Bedroom 1



Balcony



View



Ordnance Survey Plan - Ref: 01168883



Front Elevation

What3Words: ///spoons.spindles.backpack

Notes: \*Checked on <https://www.openreach.com/> 26th June 2024 - not verified.

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# Cleabarrow View, Windermere, LA23

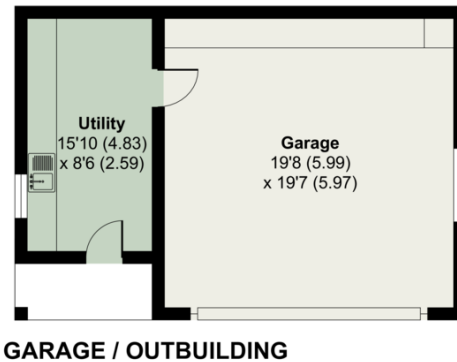
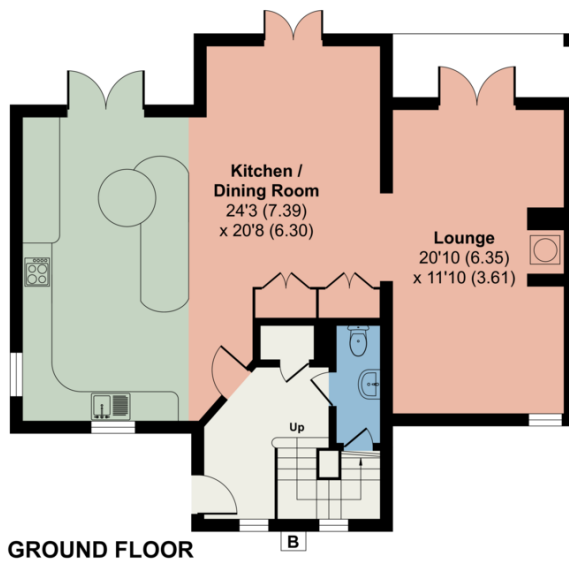
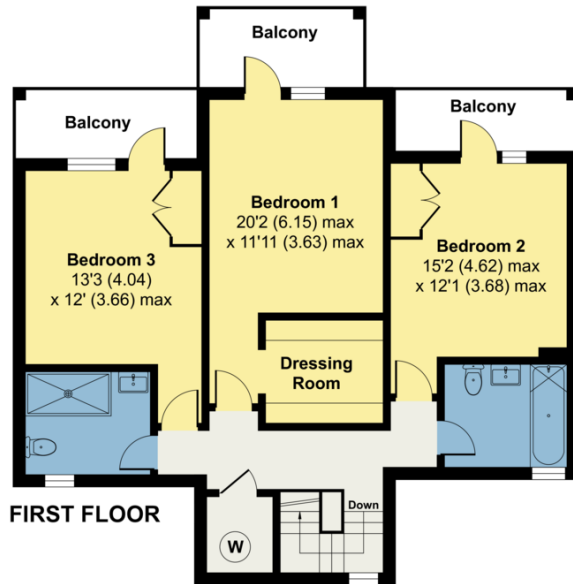


Approximate Area = 1769 sq ft / 164.3 sq m

Garage / Outbuilding = 521 sq ft / 48.4 sq m

Total = 2290 sq ft / 212.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1123880

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