



Bowness-on-Windermere

£985,000

Crofton, Ferney Green, Bowness-on-Windermere, LA23 3ES

Nestled in an elevated position, this splendid split-level detached house offers a sunny westerly outlook with glimpses towards Lake Windermere and Claife Heights. Boasting five bedrooms in total (3 ensuite), two inviting reception rooms, and a delightful dining kitchen, this property is a perfect blend of comfort and convenience with the lower level currently utilised as a successful holiday let. This offers a fantastic opportunity for additional income or the flexibility to accommodate extended family and friends.

Located within a quiet and highly sought-after residential area, this home is just a short stroll away from the hustle and bustle of Bowness on Windermere, providing convenient access to local amenities, shops, and transport links. Outside, the property is surrounded by good-sized gardens, patio seating areas, and off-road parking along with an integral garage. Adaptable accommodation to suit individual requirements.

Quick Overview

- 5 Bedroomed detached split level house
- Additional integral letting unit
- Excellent residential location
- Gardens & patioed seating areas
- Glimpses of Lake Windermere and surrounding fells
- Adaptable accommodation to suit your needs
- Good decorative order
- Parking & garage
- *Superfast fibre broadband available



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6109



Lounge



Lounge



Dining Area



Kitchen

Location: Crofton is situated within the popular area of Ferney Green on the fringe of Bowness on Windermere village. From Bowness proceed towards the Newby Bridge on the A592 passing the promenade and steamer piers, turning left after the Lakes Hotel sign into Ferney Green. Proceed up the hill and Crofton can be found on the right slightly elevated enjoying a fine outlook.

Property Overview: Crofton is a modern 1970's split level detached house sitting elegantly elevated to make the most of the glimpses towards England's largest lake!

The entrance porch provides access to the main 'bungalow' accommodation on the first floor. Currently utilised as a holiday let, the lower ground floor has its own private access from the drive, offering flexibility and convenience. Upon ascending to the first floor landing, you'll find an airing cupboard housing the hot water cylinder and a Vaillant boiler before entering the bright and spacious lounge with a recessed dining area. This is a true highlight, featuring a delightful bay window with seating where you can relax and take in the fine aspect over Lake Windermere and the surrounding fells, plus direct access to the patio and garden area, seamlessly blending indoor and outdoor living.

From the lounge you enter into this delightful bright kitchen/conservatory style room, a perfect blend of functionality and charm. The kitchen boasts an impressive range of wall and base units, an inset sink, a Classic Belling cooker, complete with an extractor fan above, plus a built in dishwasher and a generous space allocated for a large double fridge freezer. There is a central dining island, making it an ideal location for both casual meals and more formal gatherings. Large windows flood the room with natural light, creating a warm and inviting atmosphere. You can then step through the door to the rear patio and gardens, perfect for al fresco dining, entertaining guests, or simply enjoying a peaceful moment.

The bungalow accommodation boasts three bedrooms and three bath/shower room.

Bedroom 1 features built-in wardrobes that offer ample storage space for all your essentials. The room is bathed in natural light, thanks to its direct access to the garden, plus a 4 piece en-suite bathroom, with bedroom 2 also offering its own en-suite shower room. Finally, the first floor finishes with bedroom 3 and a separate family bathroom.

The lower ground floor comprises; bedroom 4 with an adjacent shower room and dressing room, plus bedroom 5 having its own ensuite shower room. The self contained flatlet also includes its own access into the kitchen/sitting room area and would be ideal as a granny/holiday flat or Airbnb to provide healthy additional income. The versatility of this accommodation means it can easily adapt to your



Lounge



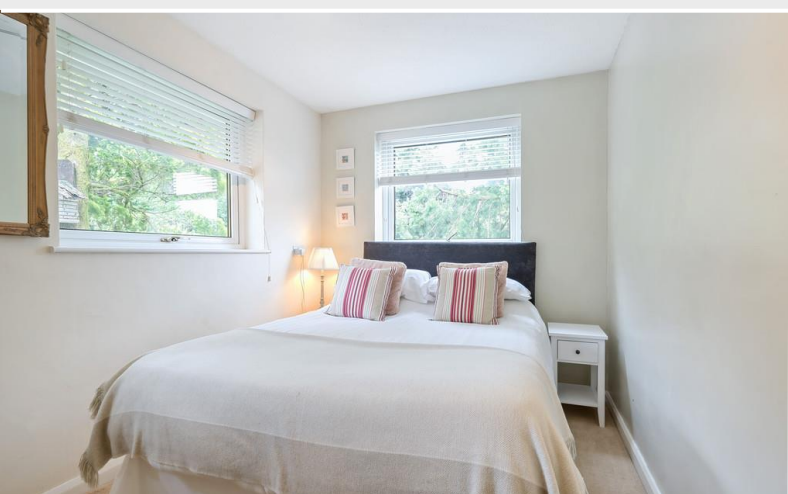
Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Ordnance Survey Plan

changing needs. Current accounts available upon request.

To conclude, the property is accessed via electric gates, leading to a sweeping driveway ensuring privacy and tranquillity. Surrounding gardens and seating areas, ample off-road parking for numerous cars, and a garage complete this fine home.

Accommodation: (with approximate measurements)

Glazed Entrance Porch

Split level staircase to:

Hallway

Lounge 24' 9" x 12' 9" (7.54m x 3.89m) plus large bay and recessed dining area

Kitchen and Conservatory 25' 5" x 10' 5" (7.75m x 3.18m)

Utility Room 12' 5" x 5' 6" (3.78m x 1.68m) also with external access.

Bedroom 1 19' 0" x 12' 11" (5.79m x 3.94m)

4 Piece En-suite Bathroom

Bedroom 2 13' 2" x 9' 10" (4.01m x 3m)

En-suite Shower Room

Bedroom 3 11' 8" x 7' 7" (3.56m x 2.31m)

Family Bathroom

Integral access to self contained holiday flatlet

Bedroom 4 16' 5" x 7' 5" (5m x 2.26m)

Shower Room

Kitchen/Sitting Room 16' 6" x 11' 3" (5.03m x 3.43m)

Bedroom 5 13' 10" x 9' 9" (4.22m x 2.97m)



Kitchen/Sitting Room



Bedroom 4



Bedroom 5



Patioed Seating Area



Gardens

En-suite Shower Room

Garage 16' 5" x 10' 5" (5m x 3.18m)

Property Information:

Services: Mains water, electricity, gas and drainage. Gas fired central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band G.

Viewings: Strictly by appointment with Hackney & Leigh Winder mere Sales Office.

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

What3Words: ///covenants.tinned.patch

Notes: *Checked on <https://www.openreach.com/> 5th July 2024 - not verified.

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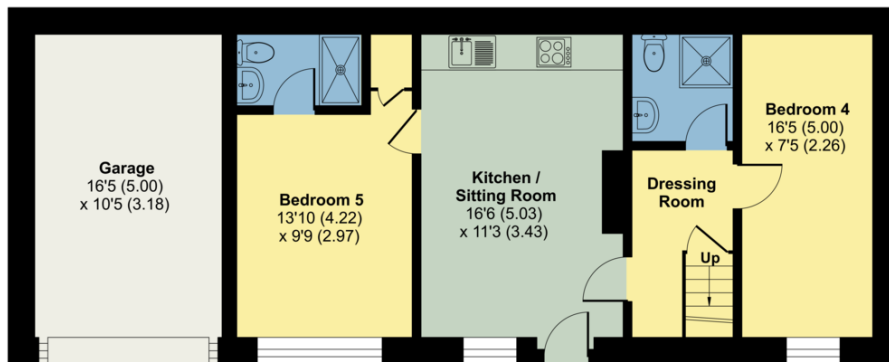
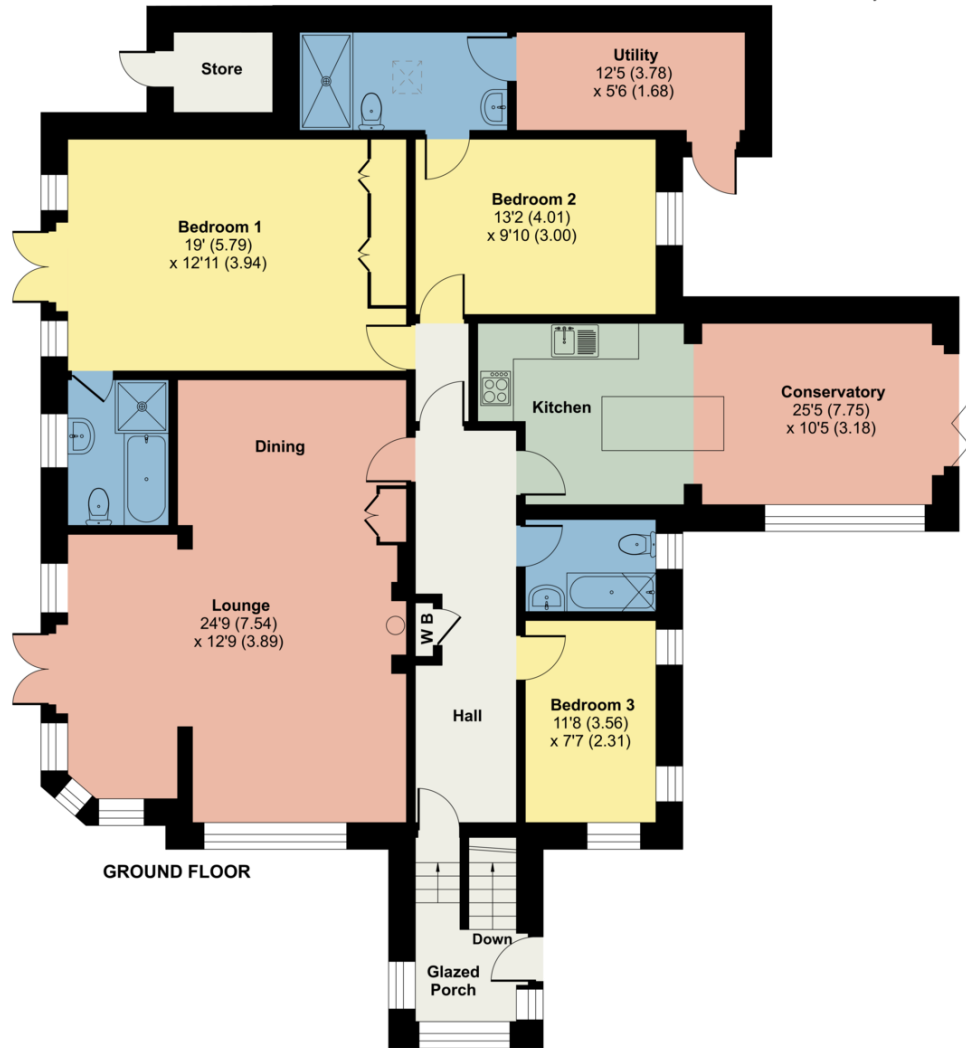
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Approximate Area = 2220 sq ft / 206.2 sq m (excludes store)

Garage = 179 sq ft / 16.6 sq m

Total = 2399 sq ft / 222.8 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). © n1che.com 2024. Produced for Hackney & Leigh. REF: 1145233

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