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Sales

Rosedale, Cumbria

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Sitting Room



Sitting Room



Sitting Room

Rosedale

£950,000

Rosedale
Ferney Green
Bowness-On-Windermere
Cumbria
LA23 3ES

Welcome to Rosedale, an exquisite property nestled in the serene setting of Ferney Green, Bowness. This charming home offers an idyllic escape with its views of Lake Windermere and the surrounding fells, making it a perfect haven for those seeking tranquillity and natural beauty, yet being close to the amenities of Bowness On Windermere.

Property Overview Welcome to Rosedale, an exquisite property nestled in the serene setting of Ferney Green, Bowness. This charming home offers an idyllic escape with its breathtaking views of Lake Windermere and the surrounding fells, making it a perfect haven for those seeking tranquillity and natural beauty, yet being close to the amenities of Bowness On Windermere.

As you approach Rosedale, you are greeted by a large patio seating area. This delightful addition provides an ideal spot for relaxing and enjoying the picturesque surroundings and also has the benefit of a remote control canopy. To the side of the property is a separate timber garden shed, perfect for all your

storage needs.

The rear of the property boasts a further patio seating area with borders of various type of shrubs and trees. The garden areas are private and the front garden also offers a stunning views of Lake Windermere and the surrounding fells. This captivating scenery ensures that every moment spent outdoors is a feast for the eyes.

Situated on a private road hidden away from the hustle and bustle of Bowness On Windermere, The location offers both privacy and convenience, with easy access to local amenities.

Don't miss this opportunity to own a piece of paradise in one of the most sought-after locations in the Lake District. Rosedale is more than just a home; it's a lifestyle.

Discover the charm and elegance of this stunning four-bedroom detached house, perfectly situated in the heart of Bowness. As you step inside, you are welcomed by a spacious entrance hall that sets the tone for the rest of the house. The ground floor boasts two impressive reception rooms, the dining room has previously been used as a snug by the current owners, but each offer ample space for entertaining or relaxing with family and have lake and fell views with the sitting room having patio doors which open onto the large patio seating area. The heart of the home is undoubtedly the expansive dining kitchen, which comes fully equipped with modern appliances of Rangemaster 5 ring gas hob and hotplate with extractor over, integrated



Snug/Dining Room



Snug/Dining Room



Kitchen



Kitchen



Kitchen



Snug/Dining Room

fridge/freezer and integrated Bosch dishwasher and ample storage. A wood burner compliments this room and there is also a door which leads onto the private patio area. Off the kitchen is a utility room housing the Potterton gas central heating boiler and there is also space for a washing machine and dryer. Also on this floor you will find bedroom 4 currently used as a games room and a shower room with WC, pedestal washbasin and Bristan shower. Upstairs, you will find three generously sized bedrooms, each

designed with comfort and style in mind. The master bedroom features an en-suite bathroom, complete with contemporary fittings and fixtures and has views of Lake Windermere and the fells. Bedroom 1 also boasts views of the Lake and fells and comes with additional space to sit and relax and take in the views. The additional bedrooms share a luxurious family bathroom comprising of WC, pedestal washbasin and bath, ensuring convenience for all.

Outside, the property continues to impress with its meticulously maintained gardens. To the front is a large patio seating area and to the rear the garden offers a private oasis, complete with a patio seating area, perfect for alfresco dining or simply enjoying the tranquil surroundings. Mature trees and vibrant flower beds add to the garden's appeal, creating a picturesque setting that can be enjoyed year-round.



Kitchen



Games Room/Bedroom 4



Shower Room

Location: Rosedale is situated in a level position on the outskirts of Bowness on Windermere. From Windermere village proceed towards Bowness until reaching the lake and steamer piers. Proceed along this road (A592) until reaching the turning for Ferney Green on the left hand side (situated shortly after the Burnside Hotel entrance). Turning into the driveway, Rosedale is a short way up on your left hand side.

Accommodation: (with approximate measurements)

Entrance Hall

Snug/Dining Room

15' 0" x 12' 5" ave plus bay (4.57m x 3.78m)

Sitting Room

21' 0" x 13' 9" max (6.4m x 4.19m)

Kitchen

17' 8" max x 11' 10" (5.38m x 3.61m)

Utility Room

Games Room/Bedroom 4

11' 5" x 11' 4" (3.48m x 3.45m)

Shower Room

Stairs from the ground floor lead to first floor:

Bedroom 1

21' 8" max x 13' 8" max inc en-suite (6.6m x 4.17m)

En-suite

Bedroom 2

23' 8" x 13' 4" max (7.21m x 4.06m)

Bedroom 3

11' 4" x 10' 8" (3.45m x 3.25m)

Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Patio



View



OS Plan

Property Information:

Services: Mains gas, water and electricity.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band G.

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.

What3Words: //brink.gazes.reading

Notes: *Checked on <https://www.openreach.com/> 28th June 2024 - not verified.

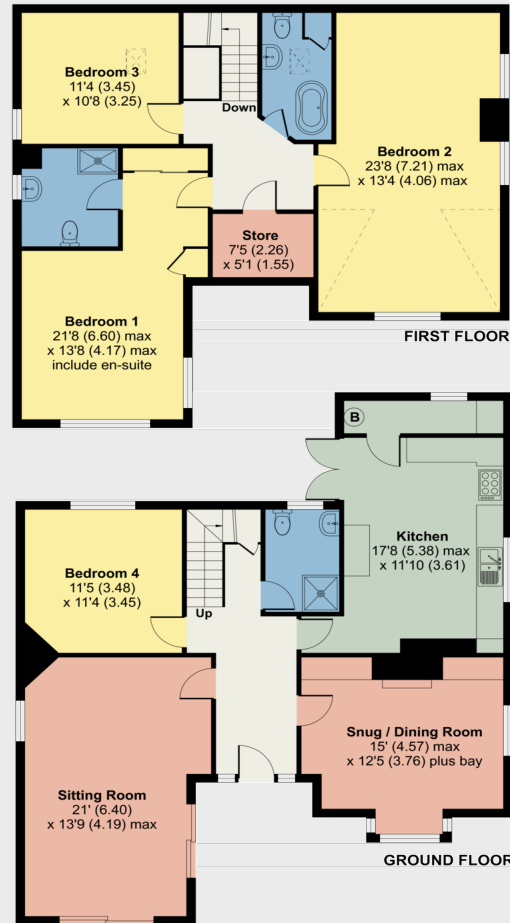
Rosedale, Ferney Green, Bowness-on-Windermere, LA23

Approximate Area = 1961 sq ft / 182.1 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1997 sq ft / 185.4 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). © nichcom 2024.
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