



## Bowness-on-Windermere

£299,995

Flat 5 Meadowcroft, Storrs Park, Bowness-on-Windermere, LA23 3JG

With views of Lake Windermere and shared grounds of 3.5 acres including a tennis court, this much larger than expected 1 bedroomed luxurious apartment has a lot going for it!

Set in the sought after area of Storrs Park in an impressive former gentlemen's residence built in the early 1900's with gas fired central heating, double glazed windows and designated parking.

### Quick Overview

- 1 Bedroomed first floor apartment
- 1 reception room and 1 shower room
- Peaceful yet convenient location
- Communal garden, tennis court and putting green
- View of Lake Windermere and the Lakeland Fells
- Close to the amenities of Bowness on Windermere
- In good decorative order
- Ideal 2nd home, holiday let or permanent residence
- Allocated parking and EV charging point
- \*FTTC Superfast broadband available up to 25-40 Mbps

Property Reference: W6144



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Superfast  
Fibre  
Broadband



Allocated  
Parking





Living room



Living room



Bedroom



Shower room

**Location:** Meadowcroft House is located within the highly regarded area of Storrs Park situated on the Newby Bridge Road approximately a mile from Bowness village and only a short walk from the popular Windermere Marina and Ferry Nab where boat launching facilities are available.

From Bowness proceed south on the A592 towards Newby Bridge. Upon passing the entrance to Windermere Marina Village on the right, Meadowcroft can be found approximately half a mile along on the left hand side.

**Property Overview:** Discover the charm and elegance of Flat 5 Meadowcroft, nestled in the picturesque Storrs Park. This delightful flat has been well maintained, offering a perfect blend of modern comfort and timeless character.

Built in the 1900's this former Gentlemen's residence and hotel was converted into luxury apartments in circa 1990. The residence has also been the home of the Windermere Zoological Society, a private zoo, a theatre, Bowness On Windermere's first cinema, a private school and a Christian Guest House! With 3.5 acres of beautifully landscaped grounds including an all weather tennis court, small putting green and a summer house and bandstand.

Meadowcroft overlooks Windermere, England's largest lake, over 10 miles in length and Storrs derived its name from a Norman family who moved to Windermere after the Norman conquest. In 1890 George Henry Pattinson bought Storrs Park estate (but not the Hall) and started building elegant private homes on his estate. During 400 years the Pattinson family have built some of the finest properties around Windermere and have played an important part in the growth and development of the area.

This one bedroomed apartment is situated on the first floor with telephone entry system and communal entrance and briefly comprises of entrance hall having a handy built in cupboard, living room overlooking the communal gardens and having views to Lake Windermere and the Lakeland fells, kitchen with appliances of integrated Indesit electric oven and built in Neff gas hob with Neff extractor fan over. Neff Integrated fridge and freezer and space for washing machine and also having views to Lake Windermere and the Lakeland Fells. 1 double bedroom and shower room with WC, inset wash basin and vanity unit and shower.

It is somewhat bigger than a normal 1 bedroomed apartment and actually compares quite favourably for size when comparing with two bedroomed apartments. Indeed with some internal re-organisation by "moving" the kitchen area into the large living room, the kitchen would be a second bedroom (subject to the necessary consents).

Outside are the well maintained communal gardens, shared tennis court, bandstand which is currently used for storage of bikes etc, shared small putting green. The flat has 1 allocated parking space, with extra visitors parking available, along with an EV charging point (this belongs to one of the owners but is available to anyone staying at Meadowcroft for a nominal charge and by pre arrangement).

Please note that the fixtures and fittings are available under separate negotiation. The sofa in the living room pulls out as a bed settee.



Accommodation with approximate measurements:

Communal entrance hall

Entrance hall

Living room 28' 9" x 13' 6" max (8.76m x 4.11m)

Kitchen 14' 1" max x 7' 0" ave (4.29m x 2.13m)

Bedroom 14' 3" x 12' 10" (4.34m x 3.91m)

Shower room

Property Information:

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

**Council Tax:** Westmorland and Furness Council - Band E.

**Tenure:** Long leasehold for the residue of a 999 year lease commencing 1991. A Management Company is in place made up of the owners of the apartments for which an annual service charge is levied to cover maintenance and upkeep of communal grounds and areas, building insurance, gardening, external repairs and decorating and window cleaning. The freehold of the property is vested within the Management Company. The charge for the year 2024/25 was in the order of £1,100 per quarter.

**Viewing:** 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:** //swimmer.awake.nametag

**Notes:** \*Checked on <https://www.openreach.com/> 3rd September 2024 - not verified.

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Communal garden



Communal garden and bandstand



View

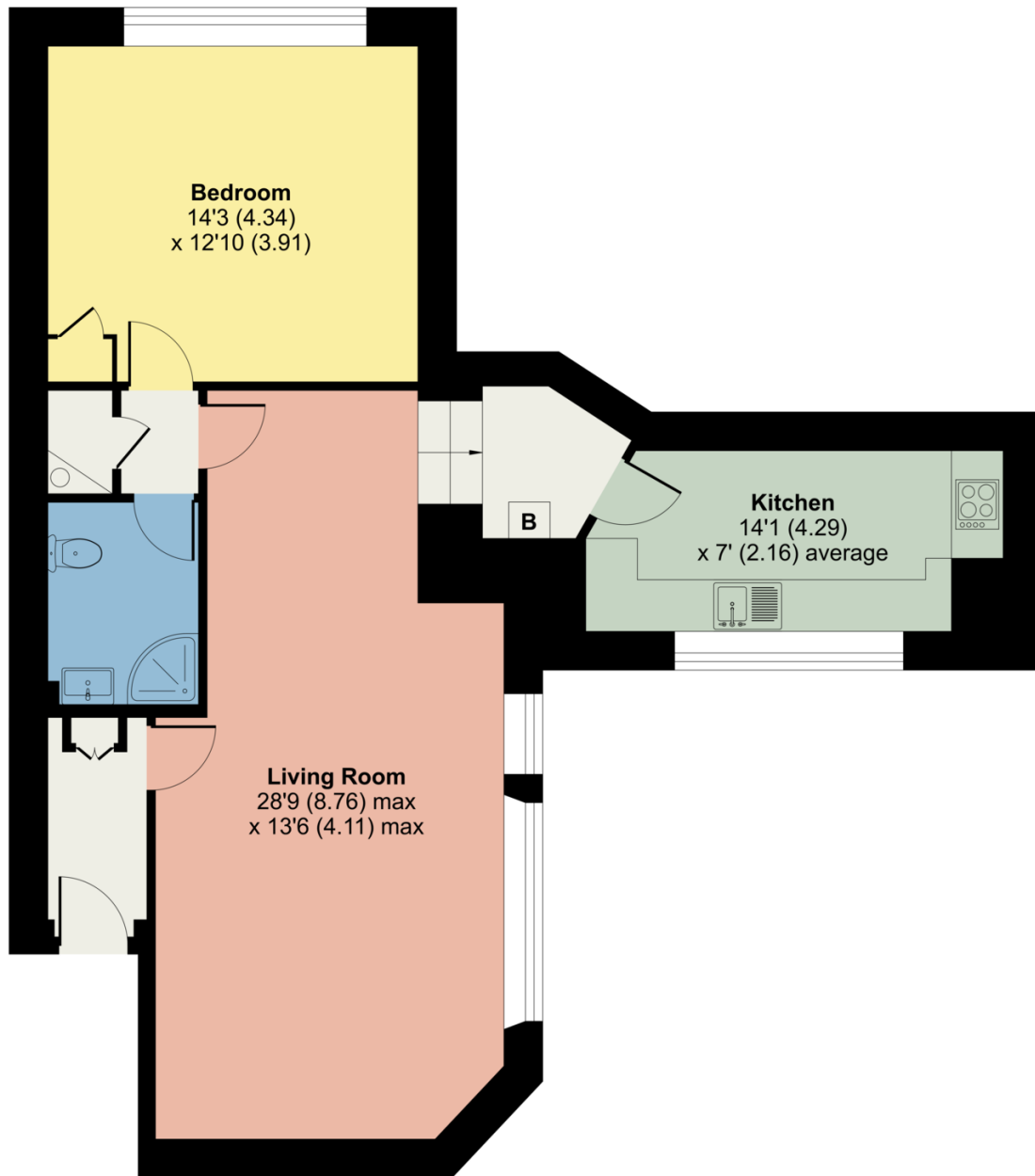


Ordnance Survey Plan

# Flat 5, Meadowcroft, Storrs Park, Bowness-on-Windermere, LA23 3JG

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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