



 Parrock Cross



# Parrock Cross

Cleabarrow, Windermere, LA23 3ND

Arguably one of the finest homes in the area! This superb traditional detached stone built Lakeland house (built 1923 by renowned local builders G H Pattinson and extended and totally refurnished in 2021) is private, yet in an extremely convenient location, with just under 2 acres in a most beautiful setting, adjoining open fields with country and mountain views and giving immediate access from the front gate to many interesting Lakeland walks.

The accommodation comprises of over 7500 sq ft with 4/5 fabulous reception rooms, 7 bedrooms and 5 bath/shower rooms, all extremely well proportioned and carried out to an exemplary specification with the best quality fitments and fittings, and all becoming of a residence of this quality. In addition to the main residence, there is a detached 4 car garage, ample driveway parking and a fabulous annexe with 2 bedrooms. Furthermore, beautiful gardens offer a serene outdoor retreat with space for activities. This exceptional property is a rare find and perfect for any buyer.

## Quick Overview

Outstanding detached home	Luxurious 7 bedrooms & 5 bathrooms
Generous living space	Beautiful gardens & summer house
Fantastic modern features	Driveway parking & secure electric gate
2 acres of paddock, grounds and gardens	4 Car garage & 2 bedroomed annexe
Over 7,500 sq ft luxury family accommodation	Ultrafast fibre broadband available





## Location

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Set in most private gardens and grounds, amounting to just under 2 acres, situated off 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 Kendal (via Crook Road) and shortly after passing Windermere Golf Club take the second entrance on the left. Take this country lane for 200 yards, Parrock Cross is approached by a private gateway being the only property on the right.

A beautiful setting, most convenient for Windermere Golf Club, Windermere Marina and the Lake together with excellent access to the motorway network.





# Welcome

Welcome to a luxurious seven-bedroom detached home in the heart of Windermere, offering an exquisite blend of elegance and tranquillity in the stunning Lake District. This exceptional property is a perfect haven for those seeking a refined lifestyle amidst breathtaking natural beauty.





## Step Inside

### Specifications

Reception Hall  
24' 0" max x 18' 3" max  
(7.32m x 5.56m)

Step inside to a grand hallway that sets the tone for a home designed for both relaxation and entertainment. The spacious living areas are bathed in natural light, thanks to large windows that offer captivating views of the surrounding landscape.



# The Heart of the Home

At the heart of this home is a modern kitchen and dining area, equipped with top-of-the-line appliances and ample storage. Sliding doors open to the charming rear patio and lawn, ideal for dining and gatherings in the tranquil gardens.

## Specifications

**Kitchen & Breakfast Area**  
53' 0" overall x 24' 0" max (16.15m  
x 7.32m)

**Breakfast Area**  
17' x 11'10 (5.18m x 3.35m)





## Practical Spaces

Adjacent is a practical utility area, offering additional worktops and space for laundry appliances, plus a top spec, dedicated plant room/boiler room, ensuring efficient home management. A convenient formal dining room (currently used as an office) from the reception hall has also been designed for all your work from home needs.

### Specifications

#### Utility

15' 3" x 10' 4" max  
(4.65m x 3.15m)

#### Boiler Room

17' 0" x 9' 9" (5.18m x 2.97m)

#### Former Dining Room

18' 10" x 13' 8" (5.74m x 4.17m)



# A Haven for Hosting

For those who love to entertain, the ground floor presents an additional cinema room, perfect for movie nights, and a separate entertainment/drawing room with bar and fireplace, ideal for hosting gatherings with friends and family.



## Specifications

### Drawing Room

19' 2" x 19' 0" (5.84m x 5.79m)

### Games Room

22' 1" max x 18' 8" (6.73m x 5.69m)

### Cinema Room

20' 6" into bay x 18' 0" (6.25m x 5.49m)





## Generous Bedrooms

Moving to the first and second floors, each of the six generously sized bedrooms ensures comfort and privacy, with the master suite offering an en-suite bathroom, private dressing room an excellent balcony overlooking lush gardens and surrounding fields. Additional store rooms are on the second floor to hide away all your necessary belongings.

Specifications		
<b>Master Bedroom Suite</b> (incl dressing room and ensuite) 48' 1" x 22' 8" max (14.66m x 6.91m)	<b>Bedroom 3</b> 17' 0" x 4' 4" (5.18m x 1.32m)	<b>Store 1</b> 14' 6" x 13' 1" (4.42m x 3.99m)
<b>Balcony</b> 17' 0" x 4' 4" (5.18m x 1.32m)	<b>Bedroom 4</b> 16' 4" x 16' 3" (4.98m x 4.95m)	<b>Store 2</b> 11' 2" x 5' 7" (3.4m x 1.7m)
<b>Bedroom 2</b> 16' 4" x 16' 3" (4.98m x 4.95m)	<b>Bedroom 5</b> 13' 5" x 10' 4" (4.09m x 3.15m)	<b>Store 3</b> 11' 8" x 6' 9" (3.56m x 2.06m)
	<b>Office/Bedroom 6</b> 17' 0" x 15' 2" (5.18m x 4.62m)	<b>Store 4</b> 13' 6" x 11' (4.11m x 3.35m)

# Outside's Attributes

## Specifications

4 Bay Detached Garage  
54' 0" x 22' 8" (16.46m x 6.91m)

## Detached Annexe

Living Area & Kitchen  
14' 6" x 9' 10" (4.42m x 3m)

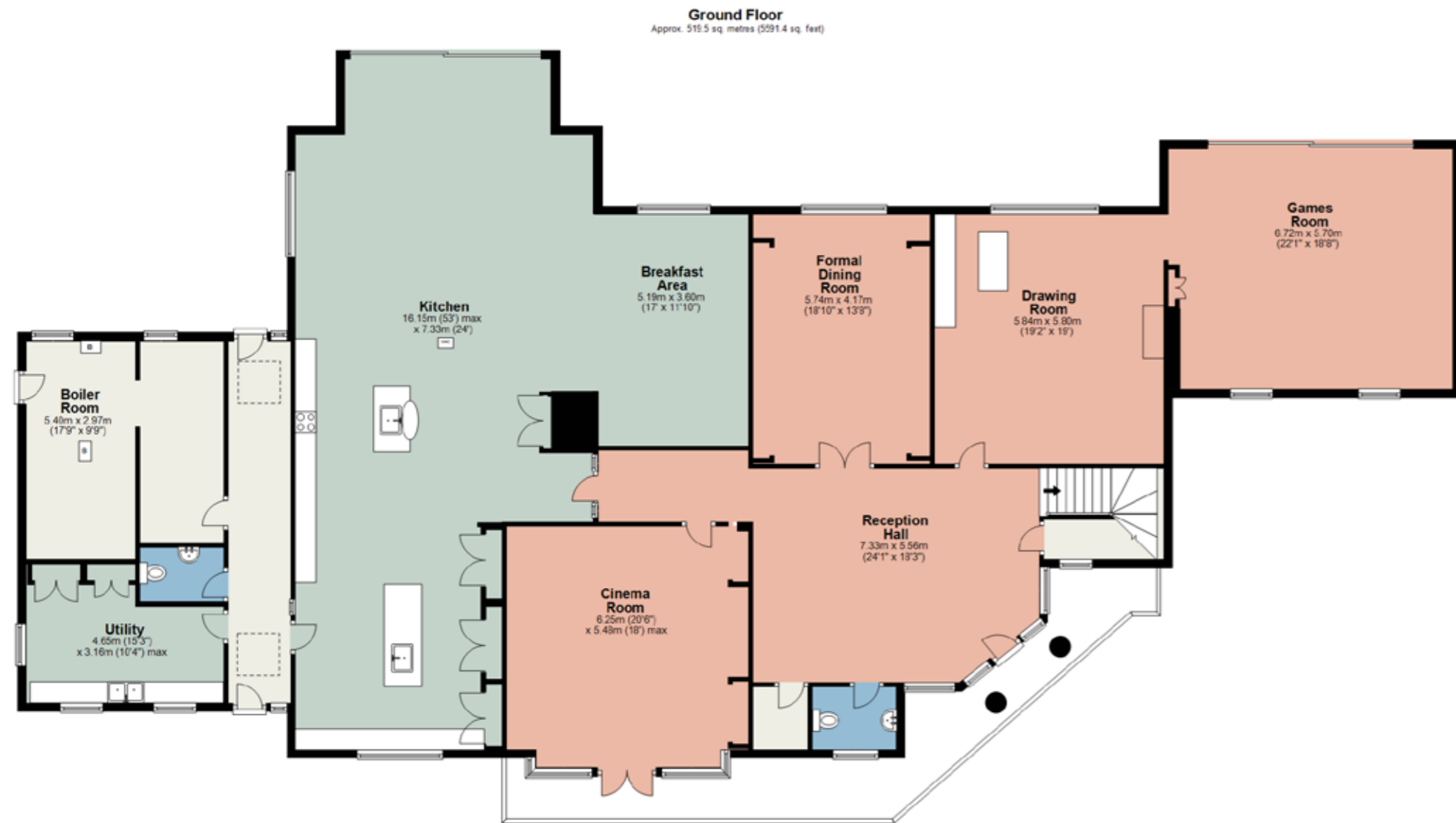
Bedroom 1  
14' 1" x 10' 10" (4.29m x 3.3m)

Bedroom 2  
14' 6" x 10' 9" (4.42m x 3.28m)

Outside offers a 4 bay car garage, gated driveway with plenty of parking, and a separate 2 bedroom annexe perfect for guests who require privacy. Meanwhile, excellent front and rear seated patios and lawns with hot tub, sauna and summer house compliment the space. Offering a harmonious blend of indoor and outdoor living, with ample space for all your needs. Don't miss the opportunity to make this house your own.



# Floor Plan



# Important Information

## Services:

Mains electric, private water supply (Mains nearby), oil for central heating to underfloor system and radiators. Private drainage to newly installed drainage plant.

There has been installed a central Home Automation centre for TV, Sky, CCTV, 'control 4' lighting etc. A pressurised oil fired central heating system installed with large plant room incorporating 3 large cylinders.

Sound surround system, underfloor heating, double glazing and concealed lighting in ever room.

## Council Tax:

Westmorland and Furness Council - Band H.

## Tenure:

Freehold (vacant possession upon completion).

## Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

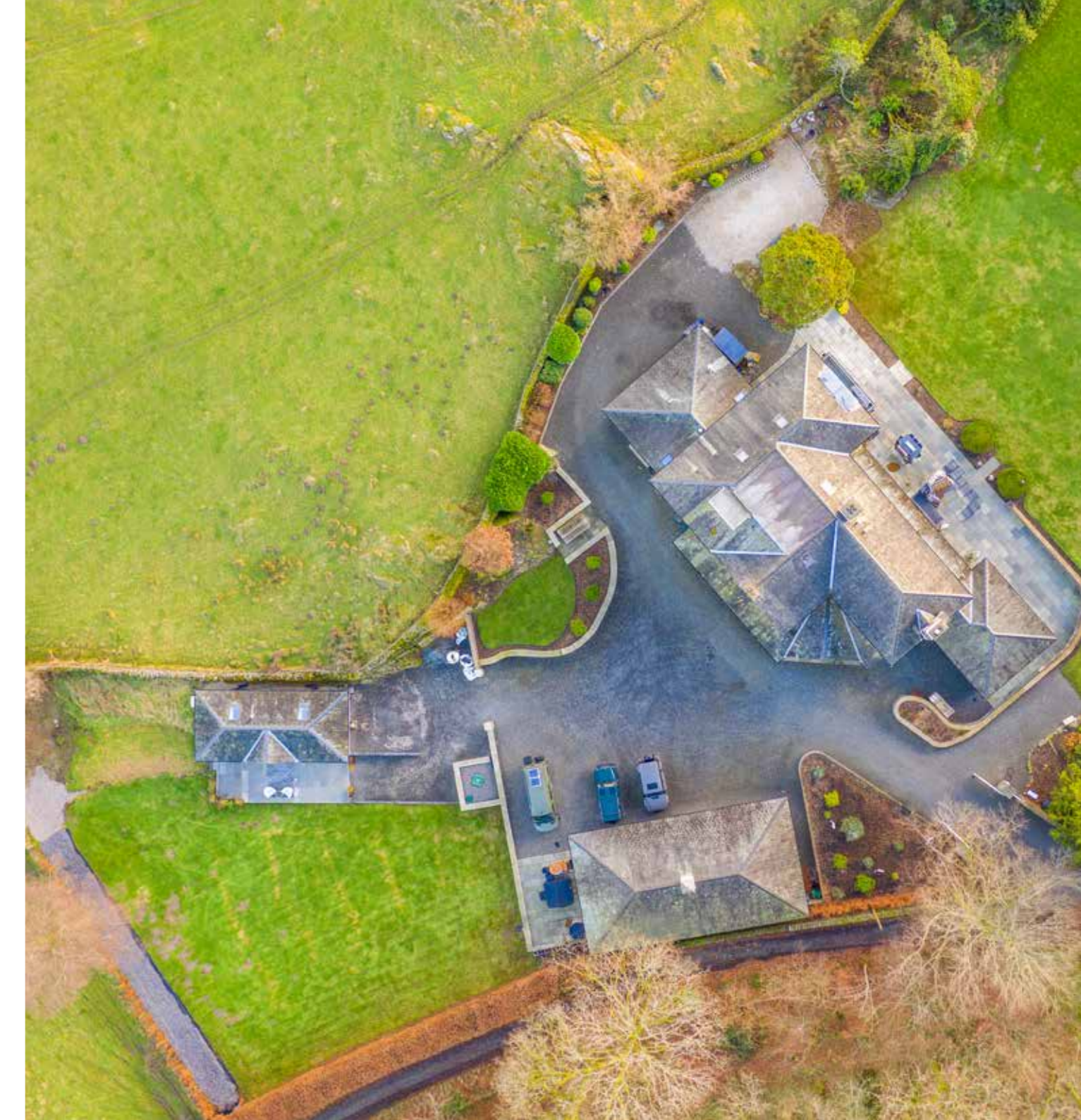
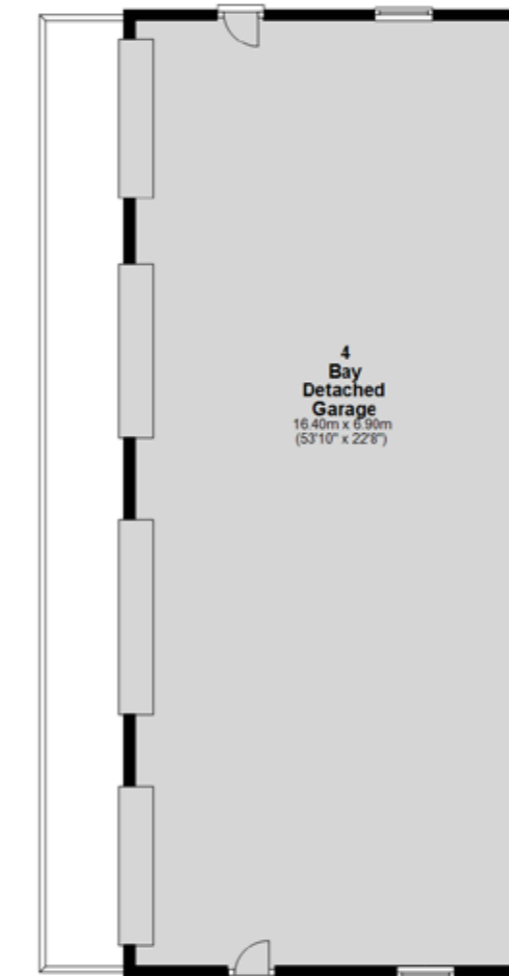
## Energy Performance Certificate:

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

## What3Words:

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# Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

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