



Bowness

£800,000

Willows

Storrs Park

Bowness-On-Windermere

Cumbria

LA23 3LT

With lake views and an acre of land, this large 4 bedroomed detached house offers great living space in a very popular area in Storrs Park. It even has a large double garage and meandering stream in the garden.

Property Ref: W5367





Lounge



Lounge



View from Lounge

Description: Willows originally built in the 1960's, has been extended twice and now is a large detached 4 bedroomed family home on a small private driveway which serves 4 houses in total.

With large living room, dining Room, breakfast kitchen and shower room on the ground floor, it offers great living space and also has a boiler room and integral double garage. On the first floor are 4 bedrooms and house bathroom. The property has oil fired central heating and all the windows are double glazed (except the boiler room and store).

Outside is driveway parking for several cars, double garage, covered store, gardeners toilet and good sized under-housing which is access from the outside but could be developed into an office or maybe home gym?

The land is beautifully kept and extends to approximately 1 acre, mainly lawned with a small stream in the lower part, summer house and concealed covered seating space under the patio.

Location: Located on the Bellman Ground Road in Storrs Park, just over a mile from Bowness on Windermere. From Bowness on Windermere, continue South on the A592 (Newby Bridge Road) passing Windermere Marina Village and Storrs Hall Hotel. After passing Storrs Hall Hotel, take the first left at Counties Meet (the old boundary between Westmorland and Lancashire before Cumbria was formed in the 1970's) on to the Bellman Ground Road. Follow the road up for a few hundred yards and Willows is on the left hand side.

Accommodation: (with approximate measurements)



Kitchen

Entrance Porch

Entrance Hall

Telephone point and doaks cupboard.

Lounge

24' 3" x 15' 4" (7.39m x 4.67m) a bright dual aspect room with large picture window and sliding patio door with views across the garden to Lake Windermere and Wetherlam, Swirl Howe and Coniston Old Man. Open fire, television point and 5 wall lights.

Shower Room

3 piece suite of shower cubide, WC and wash basin. Part tiled walls.

Dining Room

13' 4" x 12' 8" (4.06m x 3.86m) again with similar views as the lounge. Door to outside, 3 wall lights and serving hatch to kitchen.

Breakfast Kitchen

9' 10" x 8' 10" plus 11' 10" x 8' 4" max(3m x 2.69m plus 3.61m x 2.54m) with a good range of fitted wall and base units, built-in oven, grill, hob and stainless steel sink unit. Extractor fan, plumbing for washing machine and Neff dishwasher and concealed fridge.

Bright dining area with interesting vaulted ceiling and deep 'Bay' windows.

Inner Hall

with door to outside and integral access to garage area.



Kitchen



Kitchen



Dining Area



Dining Room



Dining Area

Boiler Room

Panda oil boiler, tap and the room even has lake views!

Covered Store

16' 1" x 6' 8" (4.9m x 2.03m) Oil tank.

First Floor

Wide Landing

airing cupboard with hot water cylinder. Access to roof space.

Bedroom 1

15' 3" into wardrobes x 9' 10" (4.65m into wardrobes x 3m) a dual aspect room with fabulous lake views and the mountains beyond of Coniston, Swirl Howe and Wetherlam but also Crinkle Craggs and the upper part of the Langdales. Built-in wardrobe and vanity unit.

Bedroom 2

13' 3" x 12' 7" (4.04m x 3.84m) similar views to bed 1, 2 built-in cupboards and wash basin.

Bedroom 3

12' 8" x 12' 5" (3.86m x 3.78m) again great views, similar to bedroom 1 and 2. A dual aspect room with built-in wardrobe.



Bedroom 1

Bedroom 4/Office

9' 10" x 8' 10" (3m x 2.69m) a dual aspect room with built-in double wardrobe.

Outside: Driveway parking for several cars and good sized well kept gardens amounting to approximately 1 acre, mainly lawned with meandering stream. Large Lakeland paved patio, wooden Summer house and very useful under-housing and store (16' 1" x 6' 8"). A quite beautiful 60 year old Magnolia tree which in the Spring delights with its pink flowers.

Double Garage 22' 4" max x 16' 1" max (6.81m max x 4.9m max) with double opening doors, window, light and power.

Outside WC

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



Bedroom 2



Bedroom 3



Council Tax: South Lakeland District Council - Band G

Tenure: Freehold.

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.

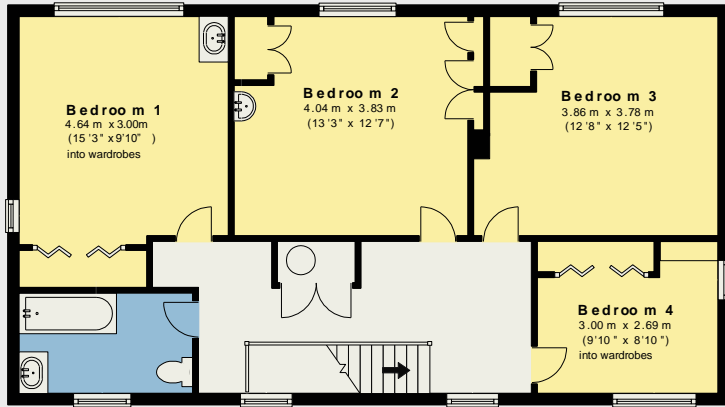
For a Viewing Call 015394 44461



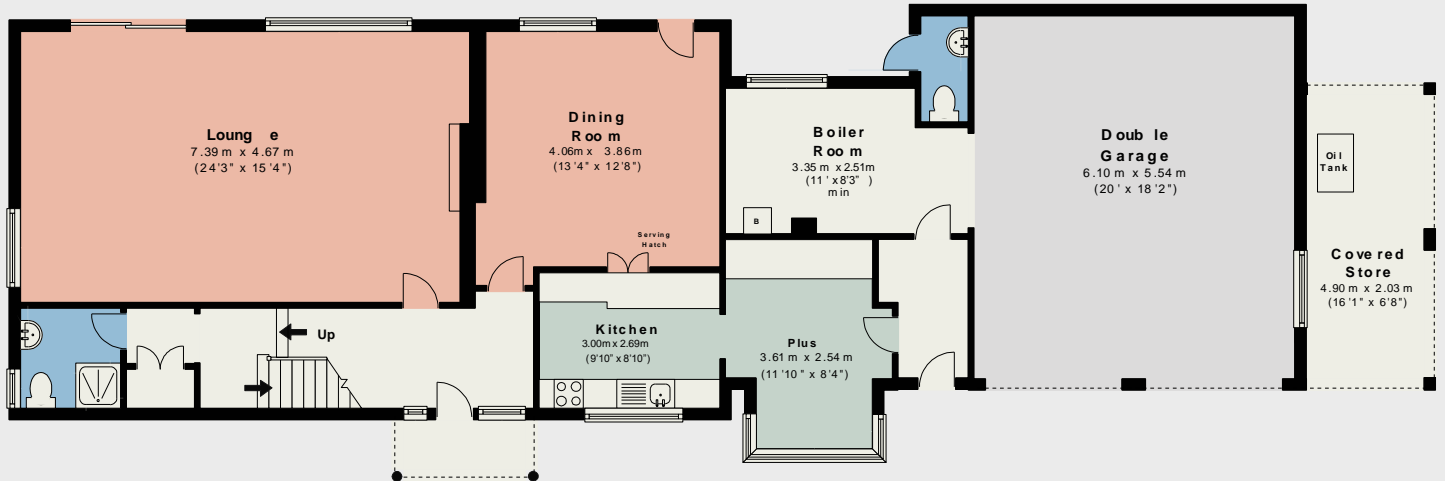
OS Plan



First Floor



Ground Floor



Total area : app rox. 228 .3 sq. metres (2457 .6 sq. feet)

For illustrative purposes only. Not to scale. REF: W5367

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.