



# Windermere

**£1,000,000**

Grove House, Biskey Howe Road, Windermere, Cumbria, LA23 2JP

Grove House is a substantial 4 bedroomed house set in a tranquil quiet oasis, yet amidst the hustle and bustle of Bowness On Windermere and so private most locals don't know it exists! The property has been fully re-furbished and restored to a high standard by the current owners over the last 2/3 years and is ready to move into and enjoy.

## Quick Overview

- 4 bedroomed house
- 2 reception rooms and 3 bathrooms (2 en-suite)
- Convenient but quiet location
- Garden
- No chain
- Close to amenities and transport
- in fantastic decorative order
- Ideal family home or holiday let
- Off road parking

\*Superfast Broadband available of 80 Mbps



4



3



2



G



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6032



Hallway



Lounge



Kitchen/Diner



Study

**Description:** Well what can we say, Grove House is a delightful 4 bedroom effectively semi-detached house which offers the perfect blend of convenience and tranquillity, formally a doctors surgery and built for a local vicar in 1830.

As you step inside the large entrance hall, you'll be greeted by a warm and inviting atmosphere with the open plan living room/kitchen perfect for relaxing and entertaining. The spacious living room has a large bay window and cosy coal effect gas fire. The well-appointed kitchen is a chef's dream, with modern appliances of 2 double electric ovens, 2 fridge/freezers, integrated Neff dishwasher, induction hob and hidden extractor fan and the all important wine cooler, ample storage space, and a stylish island unit. Original restored shutters cloak full height French doors open out to the extensive stone paved terrace. The adjoining dining area is ideal for family meals or hosting dinner parties. A study can be found off the entrance hall. On the ground floor there is also a further sitting/cinema room, utility room and cupboard housing the Challenger hot water cylinder.

The lower ground floor has 4 cellar areas which are ideal for storage and also house the Worcester gas central heating boiler and electrics.

On the first floor, you will find a cloakroom with WC, built in washbasin and vanity unit, four generously sized double bedrooms, two with en-suites and all having plenty of natural light. The primary bedroom has an en-suite which consists of a freestanding bath, twin washbasins and vanity unit, WC and walk in shower and underfloor heating, which you will find in all the bath/shower rooms. The luxurious house bathroom is a haven of relaxation, with Jacuzzi bath, WC, twin washbasins with vanity unit and large walk in shower and again has underfloor heating.

Outside you'll find ample parking on an in and out driveway, paved terraced area to the front of the property which is ideal for Alfresco dining on those lovely summer evenings, along with a lawned area. All being remarkably private bearing in mind its location.

**Location:** Upon arriving in Windermere, take the first left and follow the road down towards Bowness On Windermere. Take a left turn onto Biskey Howe Road and Grove House is up a private driveway on your left.

**Accommodation (with approximate measurements)**

Entrance Porch

Entrance Hall



Lounge



Sitting/Cinema Room



Landing



Bedroom 2



Bedroom 4



Family Bathroom

Lounge 21' 0" x 15' 4" (6.4m x 4.67m)

Kitchen/Dining Room 27' 6" x 17' 5" (8.38m x 5.31m)

Dining Room/Study 12' 5" x 11' 5" (3.78m x 3.48m)

Sitting/Cinema Room 14' 3" x 11' 8" (4.34m x 3.56m)

Utility Room 12' 0" x 3' 2" (3.66m x 0.97m)

Lower Ground Floor

Cellar

Room 1 17' 9" x 16' 1" (5.41m x 4.9m)

Room 2 15' 0" x 13' 1" (4.57m x 3.99m)

Room 3 9' 9" x 8' 6" (2.97m x 2.59m)

Room 4 8' 10" x 8' 4" (2.69m x 2.54m)

Stairs from the entrance hall lead to first floor.

Landing Cupboard housing the Tempest hot water cylinder.

Cloakroom WC, built in washbasin with vanity unit.

Bedroom 1 17' 9" x 16' 5" (5.41m x 5m)

Bedroom 2 17' 2" x 14' 0" (5.23m x 4.27m)

Bedroom 3 14' 0" x 12' 5" (4.27m x 3.78m)

Bedroom 4 12' 3" x 11' 5" (3.73m x 3.48m)

Family Bathroom

Property Information:

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



Kitchen/Diner



Bedroom 1



Terrace



Cellar



Ordnance Survey Ref: 01143128

**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:** //cello.paddocks.pitching

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 8th January 2024 - not verified.

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# Meet the Team

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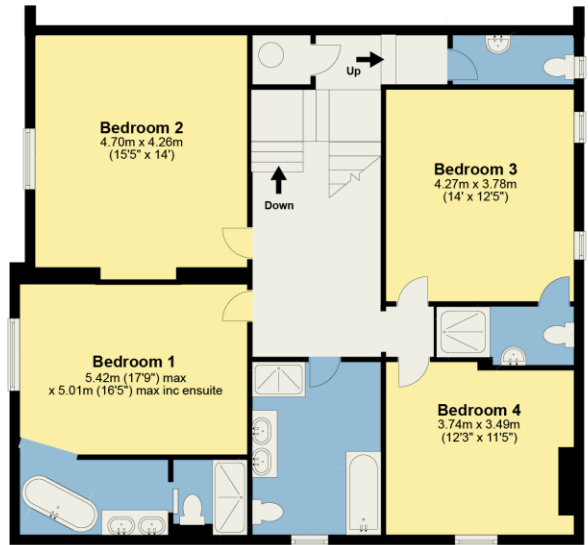


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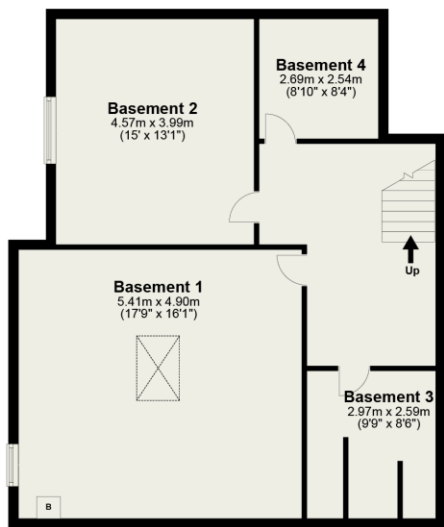


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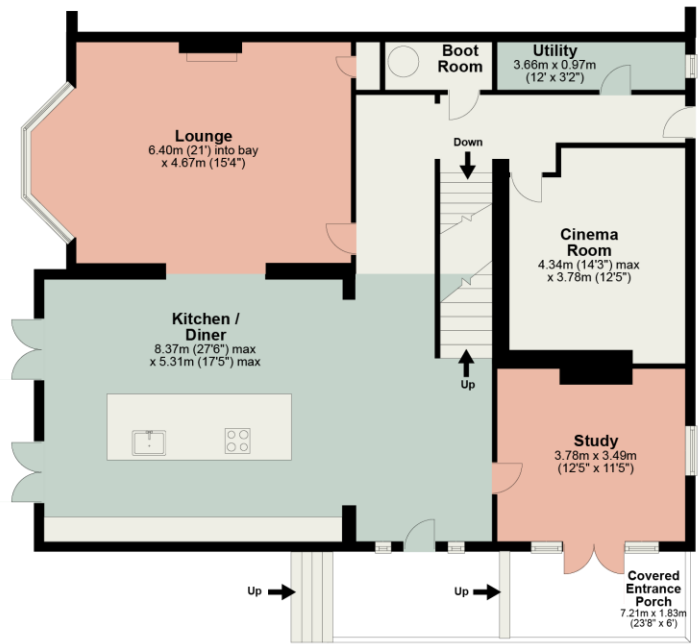
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First Floor



Cellar



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: W6032

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