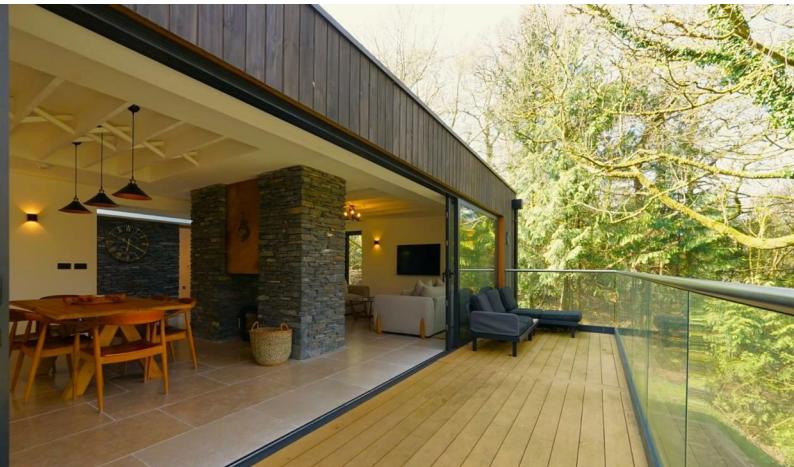




## Fawns Keep Tower Wood

Windermere, LA23 3PN

Offers In The Region Of £895,000



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Recently rebuilt to an exceptional standard, this architect-designed detached bungalow is nestled within the breathtaking Lake District National Park, just a short distance from the shores of Lake Windermere and the charming village of Bowness. Offering superb quality and stunning presentation throughout, the property combines contemporary design with the natural beauty of its surroundings, creating an ideal retreat in one of the UK's most sought-after locations.

Accessed via a striking full-height, black aluminium-framed, double-glazed front door set into the side elevation, the entrance opens into a welcoming hallway. This entrance hall sets the tone for the home, featuring a beautiful combination of natural slate walling and timber accents. It provides access to both the main reception spaces and the inner hall.

#### Reception Room One:

This stunning space features a twin-faced Henley woodburner set against slate side pillars, creating a dramatic yet cosy focal point. Underfloor heating and limestone flooring run throughout, enhancing the comfort and style. Full-height glazing provides a beautiful woodland outlook and opens onto a glazed balcony, offering a serene setting. To either side of the slate chimney breast, open access leads into the kitchen diner.

#### Kitchen Diner:

This stylish and well-appointed kitchen features pale grey Shaker-style base and wall units paired with beech block worktops. High-quality appliances include an AEG cooker, Bosch built-in microwave, Bosch induction hob, and AEG fridge freezer. The central island unit with breakfast bar makes it a perfect social and functional hub. Underfloor heating and limestone floor tiles continue seamlessly, with open access to both the lounge and entrance hall. French doors open to a terrace, while a rear patio door leads out onto a magnificent balcony.

#### Balcony:

A standout feature of the property, the rear balcony spans nearly the full width of the home. Timber flooring and lower glazing provide both shelter and unobstructed views across mature woodland. The balcony also boasts a sunken hot tub and an external door leading to a fully equipped sauna, which includes a tiled floor, integral recess with thermostatic shower, and excellent spa-style finishing.

#### Bedroom One:

This beautifully presented principal bedroom benefits from an inclined ceiling and a double-glazed Velux window, filling the room with natural light. Underfloor heating ensures year-round comfort.

En-suite Shower Room – Featuring white and grey tiling and a natural stone-style surface, this modern shower room combines style with functionality.

#### Bedroom Two:

This light-filled bedroom features a French door to the side and an inclined ceiling with another Velux window, adding both charm and natural light.

#### Bedroom Three:

A versatile space with a French door leading to the courtyard, along with a loft room recess for furniture and a built-in cupboard.

#### Family Bathroom:

Fitted with contemporary design elements, the family bathroom features a limestone-tiled floor and a freestanding bath with a rainfall head shower above.

#### Exterior:

The front of the property is approached over an external shared access road (within the ownership of Fawns Keep, others have right to access), through a secure electric gate, leading into an enclosed courtyard-style driveway and patio, finished with pale grey block sets. The landscaped garden features lawned areas, attractive slate and stone walling, perimeter fencing, and a mature, inclined garden area to the rear, all set against the tranquil backdrop of the surrounding woodland.

#### Entrance Hall

extends to 22'11" (extends to 7.00m)

#### Lounge

15'1" x 12'5" (4.60 x 3.80)

#### Kitchen Diner

18'8" x 15'1" (5.70 x 4.60)

#### Balcony

#### Sauna

extends to 7'2" (extends to 2.20)

#### Utility Room

of 4'11" (of 1.50)

#### Inner Hall

extends to 14'5" (extends to 4.4)

#### Master Bedroom

13'1" x 11'1" (4.00 x 3.40)

#### En Suite Shower Room

#### Bedroom Two

9'6" x 11'1" (2.90 x 3.40)

#### Bedroom Three

12'1" x 6'10" (3.70 x 2.10)

#### Loft Room

extends 21'11" (extends 6.70)

#### Bathroom

9'10" x 6'6" (3.00 x 2.00)



- Architect Designed Detached Bungalow
- Superb Quality and Stunning Presentation
- Balcony with Sunken Hot Tub and Sauna Room
  - Available Fully Furnished

- Lake District National Park
- Three Bedrooms - Master with Ensuite
- Ideal Second Home/Investment
- Council Tax Band F



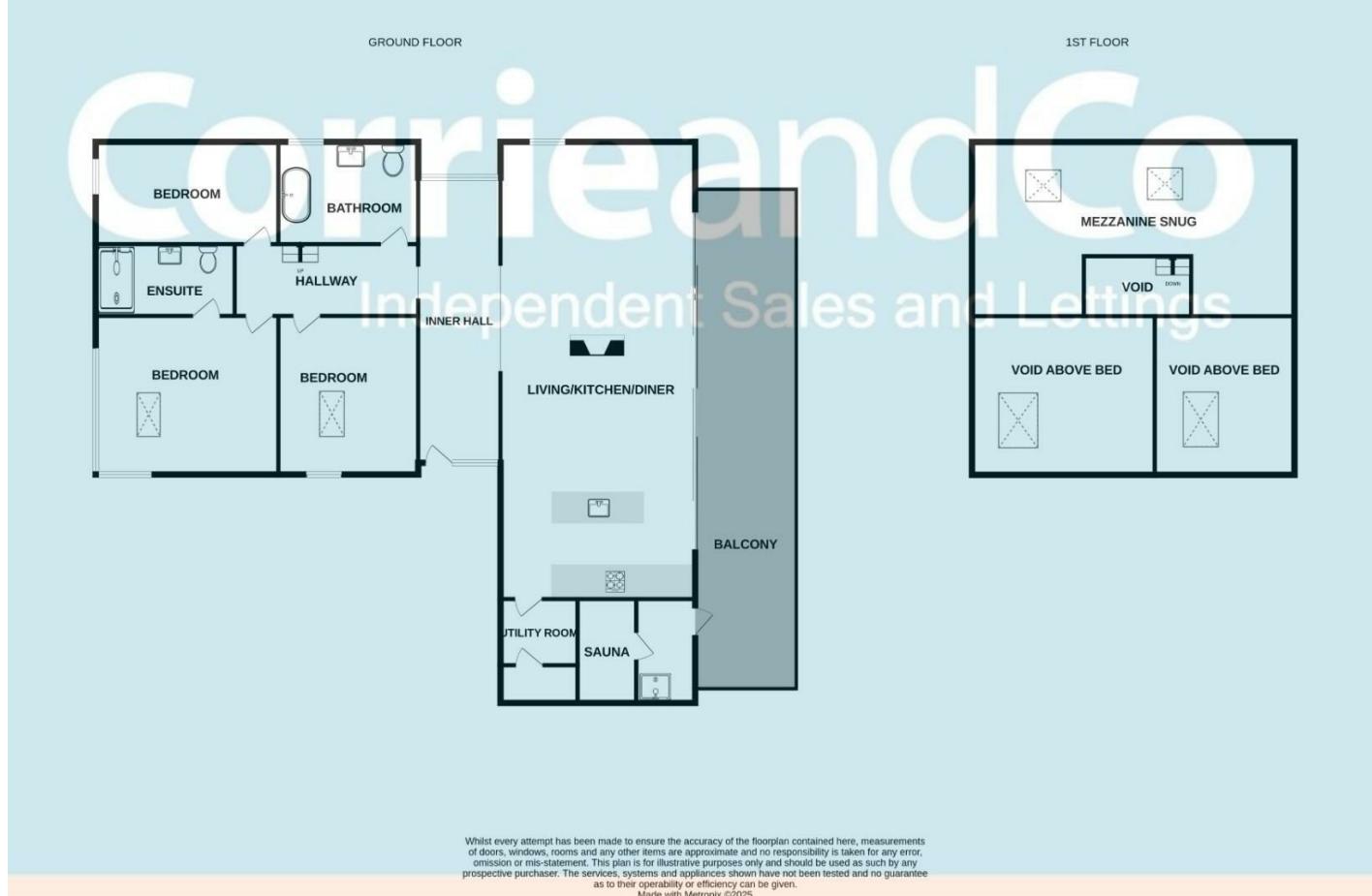
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

