



Fellside, Tower Wood

Bowness on Windermere

£750,000

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Fellside, Tower Wood, Bowness on Windermere

DESCRIPTION

Nestled into the National Park Woodland of Tower Wood, setback from the Lake Road within an elevated position between Newby Bridge and Bowness on Windermere. This woodland property features landscaped grounds with panoramic views towards Lake Windermere, High Cunsey Fell and the Langdales.

Over the 33 years of the current ownership, the owners have extended and adapted the property to create a family friendly home that offers an impressive open plan living area and sunroom that boasts direct views towards Lake Windermere. Supervised by a local architect the layout flows beautifully into the dining room, kitchen, and laundry room. There are four bedrooms, a family bathroom suite with outstanding Lake views and a W.C conveniently placed on the ground floor.

Fellside is secluded but close to the facilities of the National Park. Offering beautiful grounds and views, with a range of terraces to enjoy days outside, including a garden room with power, summer house and a generously sized garage with driveway parking. At this beautiful plot and Lakeside home you will find wildlife and woodland walks from the doorstep. This tranquil home and garden inspired its previous owner, a local author, to publish the book 'Wildlife in my Garden'. A variety of wildlife is still seen in the garden today.

All viewings are to be conducted by Hunters Kendal, please contact your local office to schedule your viewing.



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ROOMS

Living room

23'9" x 14'0"

Generously sized family living room with dual aspect windows, the front large facing window offers views of Lake Windermere, the side window looks across to the Langdale's and the rear across the garden. Of neutral décor with spot lighting and wood style flooring and panelled ceiling.

Sun Room

11'10" x 13'8"

Newly constructed and signed off within 1999.

Featuring an impressive vaulted ceiling with a natural wood finish. Featuring neutral décor, spot lighting being the perfect spot to enjoy the National Park views towards Lake Windermere. The planning reference for the sun room SLDC 28.2.95.

W.C

4'7" x 6'6"

Hand basin and W.C. Neutral décor, pendant lighting, side facing window and fitted storage.

Dining Room

8'11" x 12'11"

The rear of the property has benefitted from a re-arrangement of the existing rooms, the layout flows perfectly from the living room, to the dining room and kitchen, supervised by local architect John Coward. The dining room benefits from windows to either side, neutral décor wood style flooring and T-bar spot lighting.

Kitchen

8'1" x 16'0"

The fitted kitchen is well equipped with cream/wood toned units and worktops and tiled splash backs. Integrated oven grill, microwave oven, electric hob and extractor fan. With space for a fridge freezer and dishwasher. There is T- Bar spot lighting, neutral décor and Amtico floor tiles. Pleasant views across the garden with outside garden access and further access into the utility room.

Laundry Room

7'5" x 7'5"

Cream and wood toned units/ worktops follow from the kitchen, with a fitted sink/drainage, there is space for a washing machine/ dryer and outside access via a sturdy stable door.

Loft space

Generously spaced insulated attic, partially boarded with lighting and retractable ladder access.

Office / Bedroom Four

12'8" x 9'0"

The office/ bedroom four is accessed via a split level landing from the lower staircase, with triple aspect windows, neutral décor and wood style flooring. Ideal as an additional bedroom or home office.

Bedroom One

14'0" x 12'2"

The master bedroom offers superb lake views, fitted storage and is of neutral decorative colour scheme throughout with T-bar spot lighting.

Bedroom Two

9'9" x 12'2"

Double in size with fitted storage and sink unit. Neutral colour scheme. T-bar lighting and pleasant rear garden views.

Bedroom Three / Office

9'8" x 8'5"

Featuring direct Lake views, currently used as office space but could be a single bedroom. With ceiling mounted lighting neutral pastel décor and light carpets.

Bathroom

12'7" x 8'11"

Supervised by local architect John Coward, the conversion was completed within 1991/1992. The room offers outstanding lake views. The layout includes a five piece bathroom suite with neutral décor. Amtico floor tiles with contrasting border, spot lighting and inbuilt storage.

Services / Property details

Please note that the property benefits from, mains electricity, electric heating, immersion hot water and double glazing throughout. No gas. Septic tank drainage (located within the grounds of the neighbouring property which is shared between 4 households). Please Note - English Nature are aware of a very small number of pipistrelle bats that reside under a couple of the hanging tiles to the front of the property. There is a covenant within the deeds stating that the property can not be used for trade or business use.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1617.82 ft²

150.3 m²

Reduced headroom

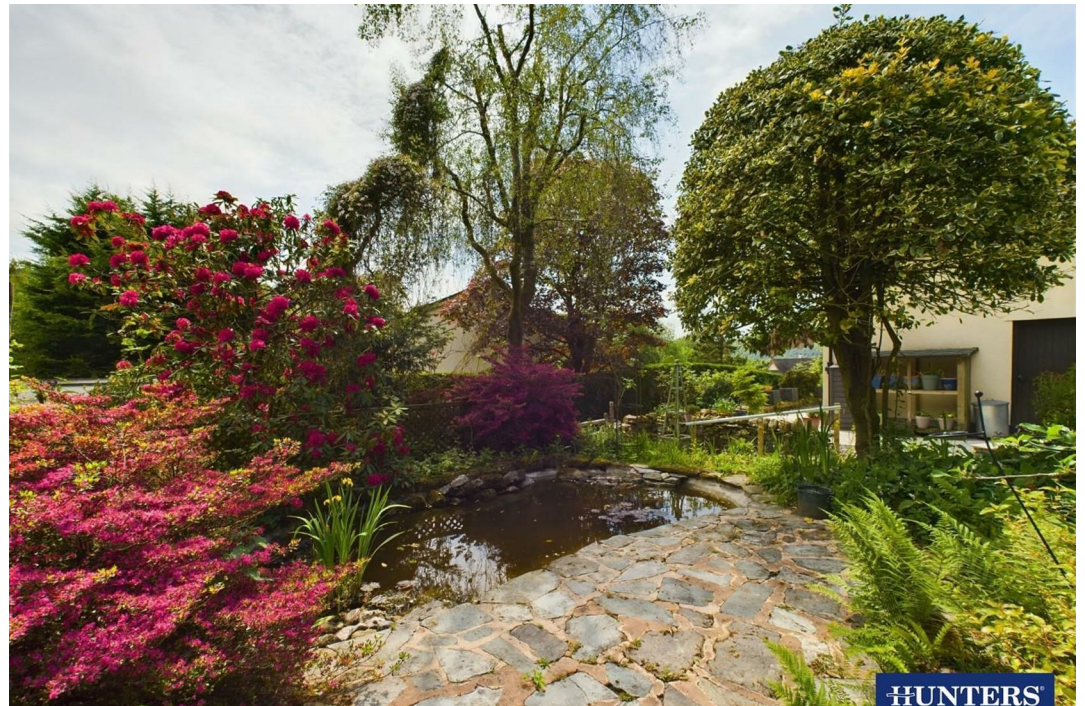
7.89 ft²

0.73 m²

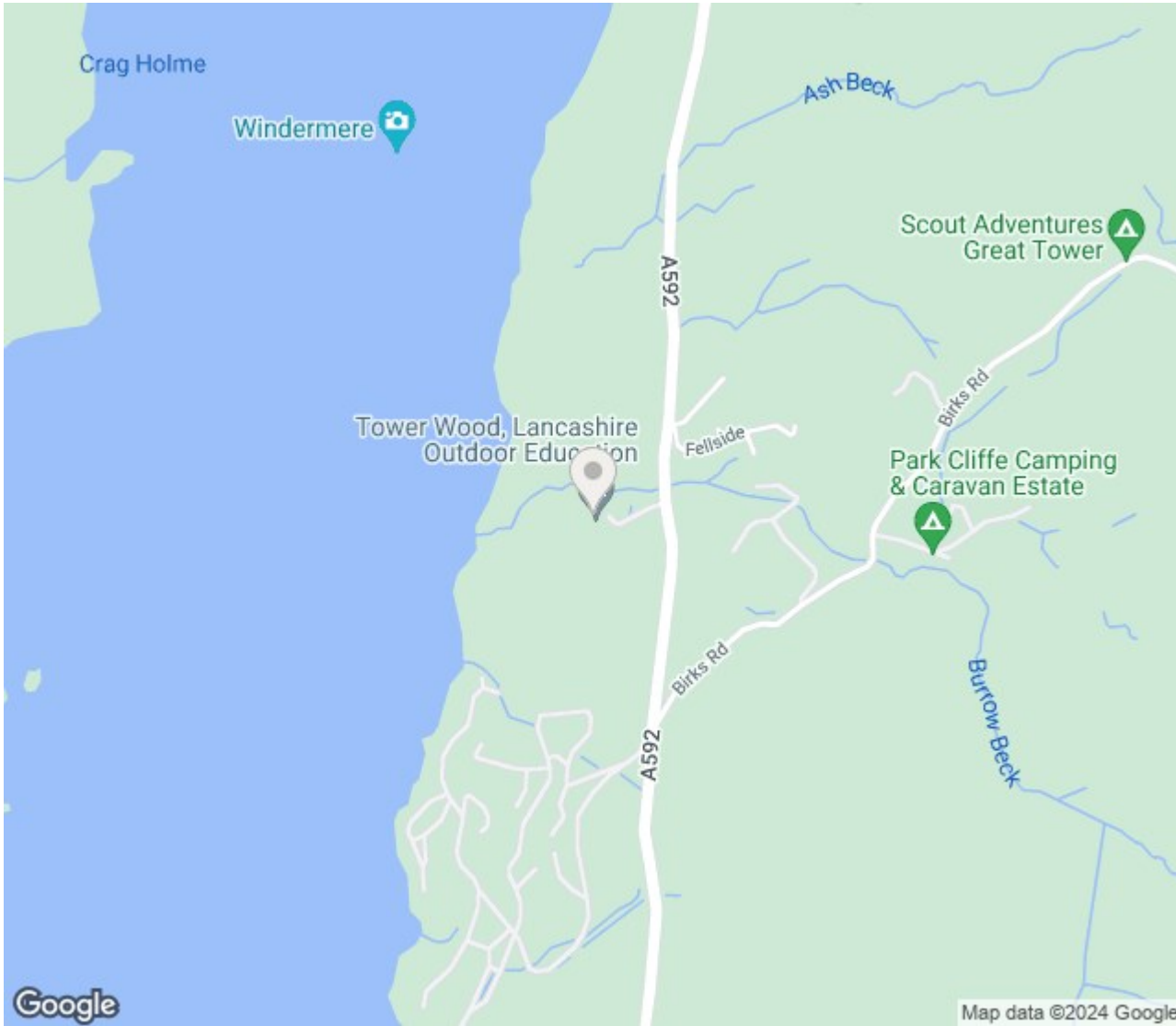
(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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