



Staddlestones

Greenstiles Park, Bowness-on-Windermere, LA23 3LU

Guide Price £995,000

Staddlestones

Greenstiles Park, Bowness-on-Windermere

Situated on a quiet cul-de-sac in a sought after area on the fringe of the popular Lakeland village of Bowness-on-Windermere this detached, elevated residence with stunning World Heritage views of the Lakelands Fells and Lake Windermere offers seven bedroom family accommodation together with a double garage, ample parking and fantastic gardens. A large mature garden, enjoying views of Lake Windermere and beyond to the Western Lake District fells, Staddlestones is a large detached residence occupying an exclusive location in one of the Lake District's most sought after areas, between Storrs Park and Blackwell with nearby attractions including the shores of Lake Windermere, Motorboat Club and the Arts and Crafts House at nearby Blackwell. The property is also convenient for Junction 36 of the M6 Motorway. There is a railway station at Windermere for Kendal and Oxenholme with a link to Main West Coast line.

The accommodation is spread over three floors with the upper floor providing living accommodation including a large open plan sitting room with sliding patio doors onto a large balcony with views of the lake, formal dining area and kitchen. Three double ensuite bedrooms and a mezzanine study area. On the ground floor there is a further two double bedrooms, a bathroom and kitchenette with external door to the garden. Downstairs on the lower ground floor there are a further two double bedrooms, bathroom and kitchenette, with external door to the garden. Many of the rooms enjoy westerly views to the Lakeland Fells. Also on the ground level is a back door out to the garden and an integral garage. Outside the mature garden is an array of bushes, lawn and woodland areas with a terrace to enjoy dining alfresco and summer house.

The property also enjoys lake access with four other properties at Greenstiles Park to 10ft of Lake Frontage at Bellman Landing.





Directions

Travel from Bowness towards Newby Bridge on the A592 for approximately two miles passing the Storrs Hotel on the right and turn left onto the B5360 signposted Winster and the Lyth Valley. Proceed up the road bearing left after approximately half a mile onto the cul-de-sac of Greenstiles Park whereupon Staddlestones can be found on the left hand side.

Accommodation

Enter the property on the ground floor, door leads into a central hallway with stairs going up to first floor and down to lower ground floor.

Cloak Room

Small but useful separate toilet with hand basin, window and heated towel rail.

Bathroom

Three piece suite comprising of bath with shower over, hand basin and WC. Partially tiled, with a window, heated towel rail and spot lights.

Bedroom One

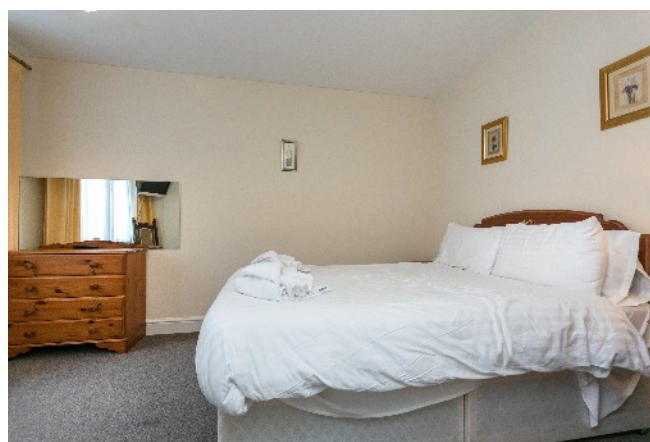
13'3 x 12'5 (4.04m x 3.78m)

Double bedroom at the front of the property with a window overlooking the garden and an electric storage heater.

Bedroom Two/Sitting Room

14'2 x 13'1 (4.31m x 4.00m)

Large double bedroom located at the rear of the property, with an electric storage heater and ample room for bedroom furniture.





Kitchenette

9'5 x 6'10 (2.88m x 2.10m)

Galley style kitchenette with wall and base units, integral fridge/freezer and sink. Partially tiled with laminate work tops and an external door leading out to the garden.

Stairs lead up to first floor

Landing

Light and spacious central hallway style landing with a wooden floor leading to:



Study Area

10'0 x 6'6 (3.04m x 1.99m)

A few steps lead up to a mezzanine study area, with a wooden floor and balustrade open to the landing. A large window and ample space for a desk and pleasant views from the window, this is the perfect place to work from home.



Open Plan Living Area

28'0 x 20'0 (8.54m x 6.10m)

A large living area with high vaulted ceilings and triple aspect windows flooding the room with natural light. Central to the lounge area is a log burner set on a slate hearth with a slate mantel and finished with wooden floor throughout. Double doors lead out onto a balcony offering stunning views of Lake Windermere and surrounding fells. Just to one side of the lounge area is the dining area which has space for a very large dining table and chairs. There is an electric storage heater.

Steps lead up to:



Kitchen

19'4 x 9'5 (5.90m x 2.87m)

Large kitchen with a good range of wall and base units in white complemented with a black granite work top and partially tiled walls. Integral appliances include dishwasher, two fridges, freezer, washer dryer and a Range Master electric cooker, with extractor hood over which takes pride of place in the kitchen. The room has plenty of light from the three Velux windows and has ample space for a breakfast table and chairs.



Hallway leads along to three further bedrooms;

Bedroom Three

12'1 x 11'9 (3.69m x 3.58m)

A good size double room at the side of the property with a window in addition to two Velux windows. There are fitted wardrobes with sliding doors and electric storage heaters. Jack & Jill style ensuite with a lockable door into the hallway. There is large shower unit, hand basin and WC partially tiled walls with shaving points and heated towel rail.

Bedroom Four

15'5 x 13'8 (4.71m x 4.17m)

A large double room located at the front of the property with fitted wardrobes with sliding doors and electric storage heaters. Ensuite with shower unit, WC and hand basin. The room is partially tiled and has shaving points and a heated towel rail.

Bedroom Five

13'10 x 13'5 (4.22m x 4.10m)

A large double room located at the front of the property with fitted wardrobes with sliding doors and electric storage heaters. Ensuite bathroom with a four piece suit comprising of a Jacuzzi bath with shower over, WC, hand basin and bidet, partially tiled with shaving points.





Stairs lead down to lower ground floor.

A hallway with a cupboard which houses the water tank and has some storage leads to;

Bedroom Six

13'0 x 9'11 (3.97m x 3.01m)

Double bedroom with dual aspect floor to ceiling windows at the front of the property with views of the garden. Electric storage heaters

Bedroom Seven/Sitting Room

13'5 x 10'4 (4.09m x 3.15m)

Currently used as a twin bedroom with floor to ceiling windows at the front of the property with views of the garden. Electric storage heaters

Kitchenette

9'5 x 6'10 (2.88m x 2.10m)

With a range of wall and base units, and sink. Partially tiled with laminate work tops and an external double doors leading out to the garden.

Bathroom

A good size bathroom with a three piece suit comprising of bath with shower over, WC, and hand basin. Window, shaving point, heated towel rail and partial tiled walls.





Outside

The property sits on comfortable gently sloping garden plot with extensive lawns and mature established bushes and trees. To the front of the property off Greenstiles Park is a tarmac driveway with parking for 3-4 cars. The garden enjoys plenty of views of Windermere Lake, fells and can be enjoyed from the large first storey balcony which has ample entertaining space on the garden terrace and a summer house for the chillier days.

Garage

21'6 x 16'6 (6.55m x 5.03m)

Good size double garage with window, and an electric door and a side door into garden.

The property also enjoys lake access with four other properties at Greenstiles Park to 10ft of Lake Frontage at Bellman Landing.

Services

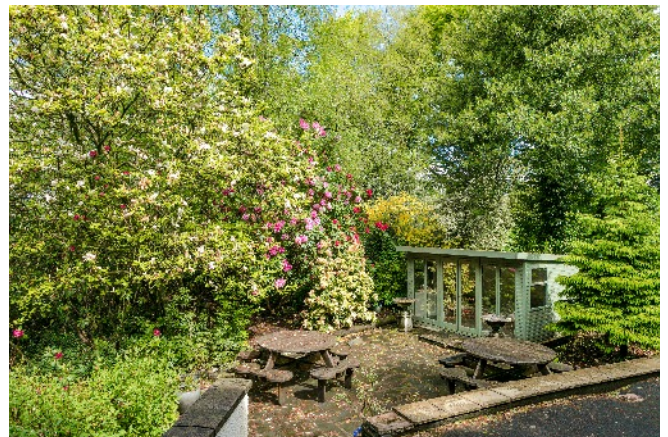
Mains electric, water and drainage. Electric night storage No gas connected as present but neighbouring properties are connected to mains gas.

Tenure

Freehold.

Council Tax Band

G



Ellerthwaite Square, Windermere, Cumbria LA23 1DU

t 015394 47717

e sales@matthewsbenjamin.co.uk

w www.matthewsbenjamin.co.uk



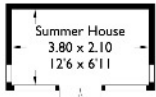
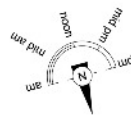
Staddlestones

Approximate Gross Internal Area : 256.30 sq m / 2758.79 sq ft

Garage : 32.94 sq m / 354.56 sq ft

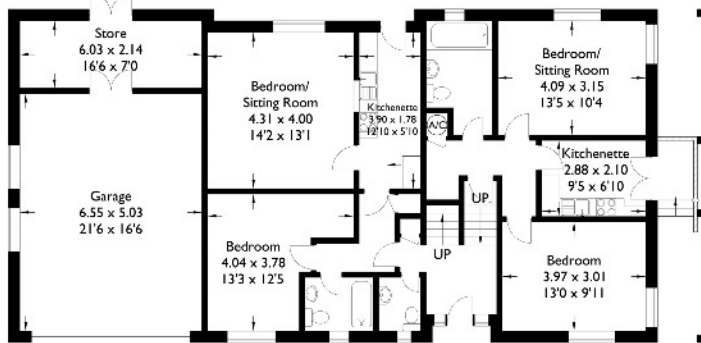
Outbuilding : 7.98 sq m / 85.89 sq ft

Total : 297.22 sq m / 3199.24 sq ft

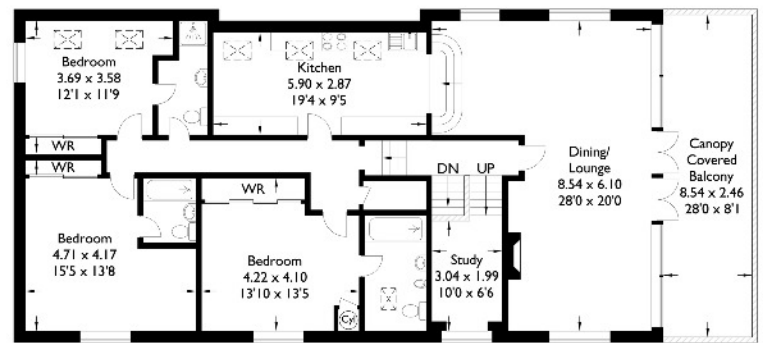


Outbuilding

The building perimeter only floor plan. Whilst every attempt is made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



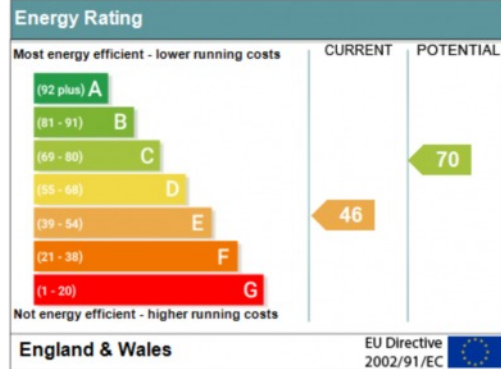
Ground Floor



First Floor

Address: STADDLESTONES, GREENSTILES PARK, WINDERMERE, L...

RRN:



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

