



The Homestead

Ghyll Head, Bowness-on-Windermere, LA23 3LN

Guide Price £685,000



THE HOMESTEAD

GHYLL HEAD, BOWNESS-ON-WINDERMERE

Utterly charming, a quintessential Lake District cottage that positively oozes character and personality and confidently delivers on the charm front – if you are seeking a slice of Lakeland life then you won't be disappointed.

As befits a cottage with so much character and original period features, including a date stone of "RGM/1719" (although there are later additions) it is Grade II Listed. The present owners bought the semi-detached cottage in 2011 and set about a program of work; the impressive result brings a successful and tasteful collaboration of old and new with a relaxed and welcoming feel. High quality appointments have been used throughout. Wall and picture lights have been supplied by Jim Lawrence as were the pendant lights over the dining table. Traditional styled cast iron radiators have been installed in the hall, sitting room and kitchen. Accoya wood double glazed windows with monkey tail handles are painted cream internally and Farrow & Ball's Light Gray externally which complements colour of the surrounding Lakeland slate. Peppering the cottage with character, there are exposed ceiling beams and lintels over windows, deep cills, upright timbers on the first floor and window seats in several rooms. There are old oak feature doors in both the sitting room and small bedroom, now sealed they are a throw back to when the cottage was part of the adjoining property.

A substantial wide oak boarded front door with feature black ironmongery opens to a beamed and flagged hall, the flagged floor continues into the sitting room with a Jotul multi fuel stove and there are three shelved recesses. As the beating heart of any country retreat, the kitchen here lives up to expectations. Beautifully appointed with hand painted cream custom made cabinets and granite work tops there is an Aga, surely a country living essential, this time, in stylish charcoal to echo the flagged floor. Integral Siemens appliances comprise a combination oven and microwave, fridge, freezer, dishwasher and washing machine. For extra storage there's a lovely deep pantry cupboard with doors painted in a soft sage green. There's also a small salt cupboard set to the right of the Aga and on the opposite side, a handy niche for display. At the back of the kitchen an oak stable door with feature black ironmongery opens to the garden.



Rising to the first floor there are two double bedrooms and a third single. The principal bedroom has an ensuite bathroom with a contemporary styled suite of bath with shower over, floating wash basin and loo. The former airing cupboard now provides excellent storage. The second and third bedrooms share the shower room, with a sleek and stylish suite of large shower, floating wash basin and loo. Both the bath and shower rooms have heated towel rails and hard wearing Karndean flooring of dark wood boarded appearance. The loft is great for storage; fully boarded there is good head height, light and ladder access.

One can only imagine how festive The Homestead must look dressed for Christmas with a wreath on the door, a tree twinkling in the corner, mistletoe hanging from the beams in the hall and vases of berry laden holly on the side tables.

Outside there is a semi-detached garage with an electric up and over door, power, light and a useful loft store above with separate external access. There is private parking for two cars, the first space directly in front of the garage door and the second in front of that, along the wall. The garden is situated to the rear of the cottage and is mainly laid to lawn for ease of upkeep with an informal border along the Lakeland stone wall to the north. The lawn is gently sloping and from here there are lovely views over the gardens and roof tops below to Lake Windermere with Claife Heights beyond. Handy for the door into the kitchen there is an area directly outside the cottage which nicely accommodates outside garden furniture for when you want to sit or eat outside.





Whilst rural, the location isn't at all isolated, almost midway between Bowness on Windermere (3 miles) and Newby Bridge (4.8 miles), this is an accessible spot; you can walk or cycle into Bowness. In terms of local amenities, between them the large villages of Bowness and Windermere (4.2 miles) offer supermarkets (including regional favourite Booths), a great choice of bars and restaurants with cuisines represented from all around the world, a wide selection of shops (both independent and national retailers) and both a cinema (The Royalty) and theatre (The Old Laundry).

The Lakeland honey pot of Ambleside (8.4 miles) is within comfortable reach for day trips and if a greater choice of shops are needed then the Cumbrian market town of Kendal is 10.4 miles distant. If travelling by train you can hop on the branch line at Windermere or go straight to Oxenholme on the main west coast line (a 14 miles drive). If distant shores beckon, then you've a choice between Leeds Bradford, Manchester and Liverpool airports (77, 94 and 100 miles respectively). The area is blessed with some fantastic local country pubs – if you're new to the area then it's worth putting The Punch Bowl Inn at Crosthwaite, The Black Labrador at Underbarrow, The Hare and Hounds Inn at Bowland Bridge and the Masons Arms at Strawberry Bank on your list to visit. There are also a host of Michelin Star restaurants to sample at Cartmel, Windermere, Ambleside and Grasmere.

There are some great walks right from the door including up the lane to Richard's Seat at Ghyll Head where there's a bench with a fabulous view north up the lake.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.





Directions

www.what3words.com native.marinated.outlooks
Use the postcode **LA23 3LN** on Sat Nav with reference to the directions below:
Leave Bowness on Windermere on the A592 heading south towards Newby Bridge. Shortly after the turn on the left for the A5074 (Lyth Valley), you'll pass The Windermere Motor Boat Racing Club headquarters at Broad Leys on the right and then take the next turn on the left onto Ghyll Head Road. A small red post box is on the left of the junction and a sign for Cartmel Fell points the way. Turn left here and follow the road as it climbs. The Homestead is the fourth property on the left. The parking area is immediately after the house. Please park directly in front of the furthest of the two garages.

Services

Mains electricity and water. Oil fired central heating from an outside combination boiler with remote access via mobile App. Electric Aga. Private drainage to a treatment plant located in the garden of Winsterlea and shared between three users.

Broadband

Superfast speed available of 49 Mbps download and for uploading 8 Mbps.

Tenure

Freehold

Local Authority charges

Westmorland and Furness Council – Council Tax band E

Please note

The adjoining garage is owned by the attached cottage (Gill Cottage) who has a parking space directly in front. Gill Cottage has a pedestrian right of way around the back of the garage and along the boundary wall to the divorced garden to the north of The Homestead's garden.

Included in the sale

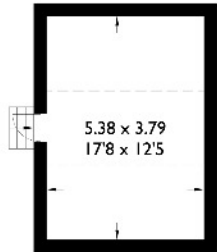
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. If you are looking to buy a country retreat for holidays then it might be of interest to know that most items of furniture are available by way of further negotiation, please speak to the agents about any pieces that catch your eye.

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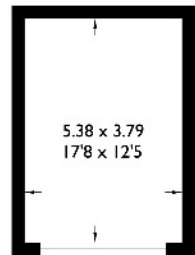
Approximate Gross Internal Area : 128.48 sq m / 1382.94 sq ft

Garage : 40.78 sq m / 438.95 sq ft

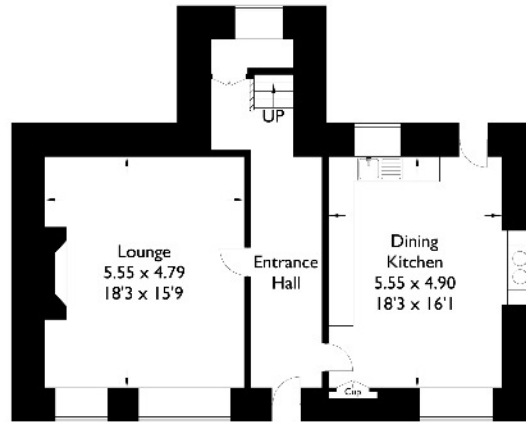
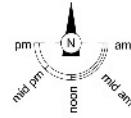
Total : 169.26 sq m / 1821.89 sq ft



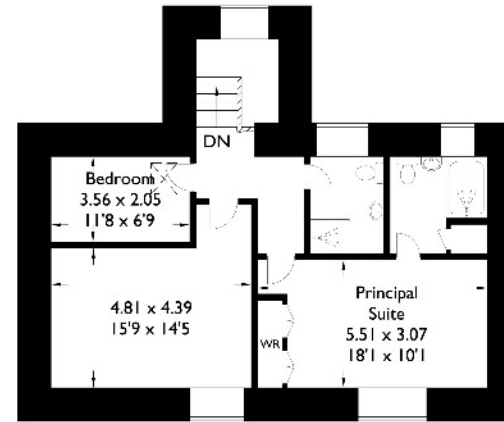
Garage
First Floor



Garage
Ground Floor



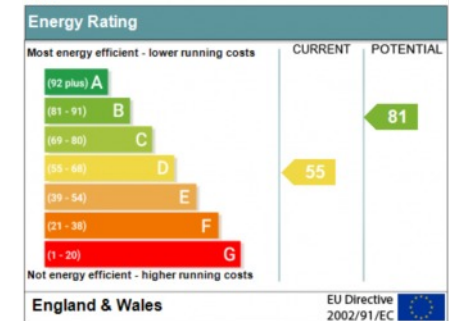
Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Address: The Homestead, Ghyll Head, Bowness-On-Windermere, WI...



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.

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