



7 Meadowcroft House

Storrs Park, Bowness-On-Windermere, LA23 3JG

Guide Price £450,000

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Stoors Par, Bowness-on-Windermere

Opportunity arises to purchase 7 Meadowcroft House, a two bedroom generously proportioned top floor apartment. Built in the 1900's, this former Gentleman's residence is just a stone's throw from Lake Windermere, set in approximately 3.5 acres of fabulous, shared grounds, including a tennis court, this second floor apartment offers both modern comfort and timeless character and is in good condition benefiting from gas central heating, telephone entry system, double glazing and two private parking spaces and views of Lake Windermere. The accommodation briefly comprises of entrance hall leading to a generous snug area, living room overlooking the communal gardens and views to Lake Windermere, the kitchen also enjoys views to Lake Windermere and the Lakeland fells. There are two double bedrooms, both ensuite and a separate WC. Outside are the well maintained communal gardens, tennis court and bandstand which is currently used for storage of bikes etc This property is an ideal home, additional residence or indeed holiday let.

Meadowcroft House overlooks Windermere, England's largest lake, over 10 miles in length and is located within the highly regarded area of Storrs Park situated on the Newby Bridge Road approximately a mile from Bowness village and only a short walk from the popular Windermere Marina and Ferry Nab where boat launching facilities are available. Steeped in history this former gentleman's residence has also been the home of the Windermere Zoological Society, a private zoo, a theatre, Bowness On Windermere's first cinema, a private school to name but a few!





Accommodation

Communal door with telephone access leads into communal hallway and stairs lead up to second floor.

Private door leads into the apartment.

Hallway

A spacious area which gives access to all rooms, currently used as a snug with a radiator, loft access and a large Velux window.

Living Room

A spacious room with the sitting room to one end, with dual aspect looking over both the front and rear of the development. There are two radiators and coving to the ceiling. To the other end of the room is a comfortable dining area, large enough area to accommodate a family size dining table and chairs. A further panoramic window offers views over towards Lake Windermere and over the grounds.



Kitchen

A light and bright kitchen with modern fitted wall and base units in cream complemented with a wood effect laminate worktop. A stainless steel sink and drainer with a mixer tap with a window above with views looking over towards Claife Heights. Intergal appliances include a dishwasher, fridge freezer, wine cooler, electric hob, oven and grill with extractor fan over. There is space and plumbing for a freestanding washer/dryer. To one side is a breakfast bar and stools, additional large storage cupboards and a ladder style radiator. Tile effect flooring and partially tiled walls.





Master Bedroom

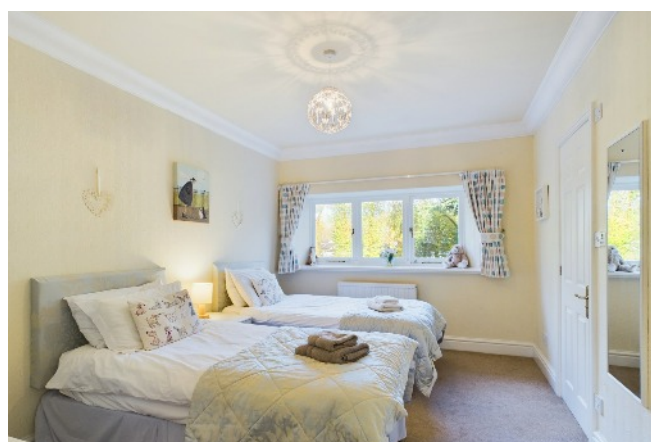
Large double room, with a window overlooking Claife Heights and Lake Windermere. There is a large double wardrobe with hanging rail and shelving. Two radiators and coving to the ceiling.

Ensuite Shower Room

Modern walk-in shower with a glass screen, WC and hand basin. Fully tiles walls and floor, ladder style radiator. Window with fitted storage cupboards under.

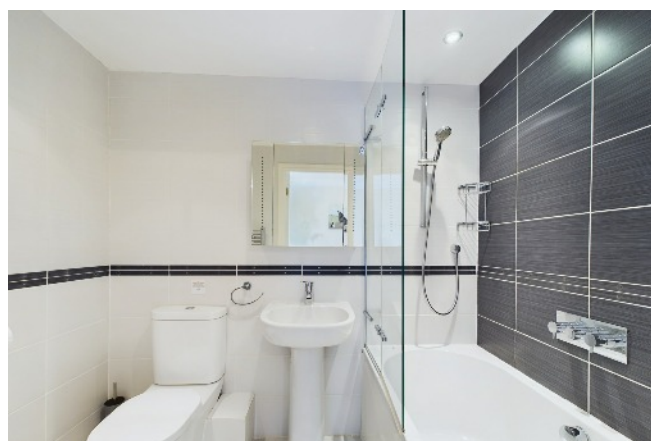
Bedroom Two

A double bedroom, currently used as a twin, with a window overlooking the rear of the property. There is a double built in wardrobe with hanging rail and storage above. Coving to the ceiling and a radiator.



Ensuite Bathroom

A door leads through to a modern ensuite bathroom, with a three-piece white suite, with shower over bath, WC and hand basin with illuminated mirror above. Fully tiled walls and floor, spotlights and a ladder style radiator





Outside

Large, well maintained communal gardens, a tennis court and even a shared small putting green. There is also a bandstand which is currently used for storage of bikes etc. The flat has 2 allocated parking space, with extra visitors parking available.

Services

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

Council Tax

Westmorland and Furness Council - Band E.

Tenure

Long leasehold for the residue of a 999 year lease commencing 1991. A Management Company is in place made up of the owners of the apartments for which an annual service charge is levied to cover maintenance and upkeep of communal

grounds and areas, building insurance, gardening, external repairs and decorating and window cleaning. The freehold of the property is vested within the Management Company. The charge for the year 2024/25 was in the order of £1,100 per quarter.

Internet Speed

Superfast speed of 40 Mbps download and for uploading 8 Mbps available as per Ofcom website.

Directions

From Bowness proceed south on the A592 towards Newby Bridge. Upon passing the entrance to Windermere Marina Village on the right, Meadowcroft can be found approximately half a mile along on the left hand side.

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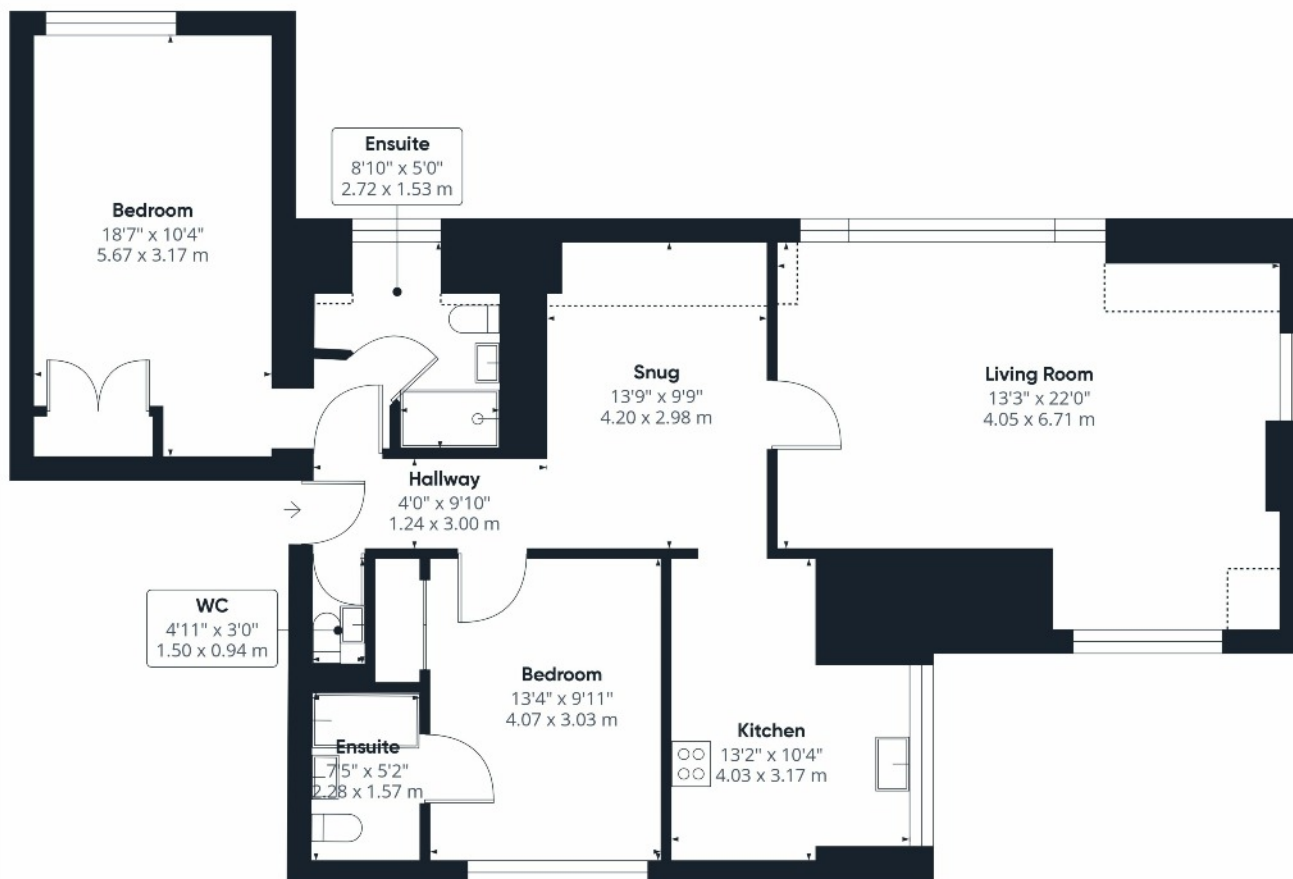


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Approximate total area⁽¹⁾

1079.08 ft²
100.25 m²

Reduced headroom

54.78 ft²
5.09 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	64
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.