



# PACKWAY HOUSE

CROOK ROAD, WINDERMERE, LA23 3NE

Packway House is a beautifully located 4 bedroom family house with 5 self catering apartments nestling among Lakeland Fells which surround Lake Windermere. Just a short distance from Bowness-On-Windermere with its wide variety of shops, restaurants, Lakeshore boats and marina. Fronting Crook Road (B5284) which links to Kendal it offers good access from the M6 and across the whole of the Southern Lake District.

**£1,275,000 Subject to Contract**



# PACKWAY HOUSE

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Packway House is a large country house built in 1920 on the old Pack Horse route to the lake ferry and has since been enlarged and developed into a versatile country home with 3- 4 bedrooms, 3 bathrooms, spacious living areas together with 5 guest apartments of various sizes over two buildings. Operating on a low key basis through choice there is clear potential to raise the profile and level of business.

This enviable location provides views across the lawned gardens to mixed woodlands and over a stream and water feature and towards adjacent fields and fells. Within the grounds there are an extensive range of out buildings and workshops ideal for those needing storage or work space for cars, boats or hobbies.





## DIRECTIONS

From the centre of Bowness, turn onto Kendal Road opposite St Martins Church. Continue for  $\frac{3}{4}$  mile and turn left onto B5284 signed for Kendal. Continue up the hill and as the road levels Packway House is on the left.

## ACCOMMODATION

### GROUND FLOOR

The original oak front door to the house leads into a vestibule and reception hall which has coved ceiling and useful under stairs storage cupboard.

### LIVING ROOM

This is a lovely open room providing a bright reception space with windows on three sides including a wide bay window with a sunny out look over the garden together French doors leading to terrace and veranda. Part of the original house the room features tall ceiling and a fine Inglenook fireplace with carved stone fire surround, hearth and open grate.

### OFFICE

Built in work station and walled shelving.

### CLOAK ROOM

Vanity wash basin and WC.

### FAMILY BREAKFAST KITCHEN

Another generous space in the centre of the house with an extensive range of country style floor and wall cabinets and central island unit which features tiled recess for a four oven oiled fired Aga. A unit incorporates microwave, dishwasher and inset sink unit. Beamed ceiling and inset ceiling lightening.

### BREAKFAST AREA AND SITTING ROOM

An arched lobby from the kitchen leads to another sitting room and a comfortable conservatory area looking out over the garden. Fire surround with electric fire unit. French doors leads out onto the rear garden terrace.

### MASTER BEDROOM

Double suite at the rear of the house looking out over the gardens with a range of built in furniture providing wardrobe, cabinets and upper storage.

### EN SUITE BATHROOM

Fitted with pedestal washbasin, WC and corner panelled bath with shower attachment. Towel radiator.





## BEDROOM FOUR / STUDY

An occasional single bedroom with built in cupboards, Velux and window looking out over the garden.

## EN-SUITE SHOWER ROOM

Fitted with corner cabinet, wash hand basin and WC.

## UTILITY AND BOILER ROOM

Positioned off the side entrance lobby which leads off the driveway, a useful room with oil fired central heating boiler and twined pressured water cylinders. A good drying space with linen racking, tiled floor and plumbing for washing machine.

The main internal staircase leads to the second floor which is currently used for the remainder of the private accommodation which is set out with;

## SECOND FLOOR

Landing with eaves storage and Velux window.

## BEDROOM TWO

Double or family room with windows on two sides including wide dormer and view over the garden. Eaves storage.

## OFFICE ROOM

A former kitchenette with fitted base cupboards and Velux window.

## BATHROOM

Three piece white suite with pedestal wash basin, WC and panelled bath with shower over.

## BEDROOM THREE

A comfortable double room with duel aspect looking out over the garden. Built in wardrobes, drawers and eaves storage.

The remainder of the house and annex are utilised as guest apartments and are separated from the main house.

## FIRST FLOOR

The two apartments on the first floor of the main house have access from a separate side entrance and stairwell off which is a useful linen and utility store.

## LINDETH

A neat studio apartment at the front of the house which comprises of a studio room with kitchen area well fitted with hob, oven, stainless steel sink unit, fridge and microwave; space for table and chairs and sitting area; double bed and wardrobe. En-suite shower room with WC.

## CLAIFE

A very comfortable one bedroom apartment looking out over the gardens with a sunny South and West aspect. Sitting room with dining area which enjoys the garden view, well fitted kitchen, fully tiled bathroom with corner bath and shower and a good size double bedroom with a duel aspect and built in furniture.

## POST KNOTT

A one bedroom apartment which enjoys views across the gardens at the rear. Sitting room with kitchen area, double bedroom with windows on two sides with a range of built in wardrobes, adjacent shower room with WC.

Two further apartments in the adjacent annex which also incorporates a laundry for the use of guests and an integral double garage with twin up and over doors and separate oil fired boiler which serves the annex.



### CLEABARROW

A cosy apartment on the ground floor with sitting room looking out over gardens and adjoining fields, small well equipped kitchen, double bedroom with a built in wardrobe and outlook over the garden and shower room with WC.

### BRANTFELL

A well planned first floor two bedroom apartment. Separate access leads to first floor landing off which is spacious lounge and dining room with a dual aspect and pleasant outlook, neatly worked kitchen with equipment, two double bedrooms and bathroom with wash basin, WC and panelled bath with shower attachment.

### OUTSIDE

Extending to around 2 acres the natural Lakeland gardens delightful feature of Packway House, the lower lawned garden is dissected by a stream with bridges and a pond feature. There is a good level of parking areas around the house together with sheltered terraces and sitting areas to enjoy the sunny aspect and views.

The lower level driveway leads to a extensive range of timber out buildings which are ideal for storage or workshop use and together with a serious of stables and loose boxes. The main garage has a three phase electric supply and measure 30' x 14'7" and 30' x 12'10". There is an adjacent machinery store with folding doors 21'6" x 13' adjoining which are a series of stables and tack rooms.

### SERVICES

Mains water and electricity. Oiled fired central heating. Private drainage.

### COUNCIL TAX BAND

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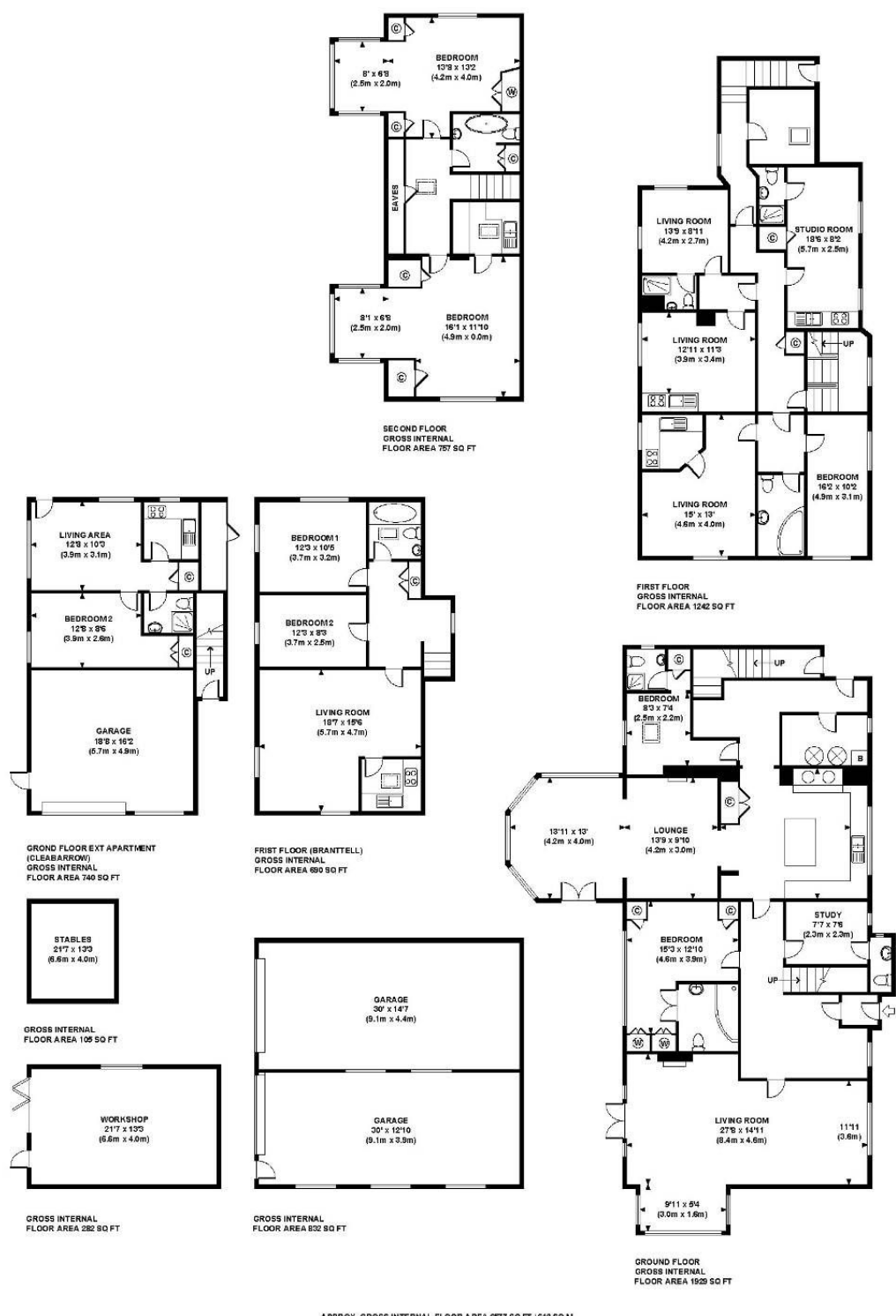
### RATEABLE VALUE

£8200 actual amount payable £3862.20 inc SBR

### TENURE

Freehold. Vacant possession on completion.





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.

Ravensworth 01670 713330