



Greenlands

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

Price £850,000

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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 four bedroom family accommodation together with garage & carport, ample parking and fantastic gardens. Set in approximately 0.4 of an acre of mature gardens, enjoying panoramic views of Lake Windermere and beyond to the Western Lake District fells, Greenlands is a large detached residence originally built in the 1960's 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 property was built for the vendor in the 1960's but now requires a scheme of upgrading and offers a substantial blank canvass for a buyer to create their own comfortable family home. The accommodation is spread over two floors with the upper floors providing living accommodation including a sitting room with sliding patio doors onto a large balcony, formal dining area, kitchen, cloakroom and fourth bedroom. Downstairs the property has a large entrance hall with the central staircase, master bedroom with en-suite and two further good size double bedrooms with built in wardrobes all of which enjoy westerly views to the Lakeland Fells and there is a separate walk-in shower room. Also on the ground level is a useful utility with backdoor out to the garden, integral garage and a carport.

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 Andante can be found being the first property on the right.



Accommodation

The front entrance with covered canopy leads into a full height glazed entrance and a spacious pleasant reception hall. Central to the reception hall is an open balustrade staircase with a feature slate wall beneath. The reception hall gives access to all the ground floor bedrooms, shower room and utility room.

Utility Room

Located to the rear of the property with a door out to the garden, the utility has fitted cupboards and sink unit with additional plumbing for washing machine. From the utility there is integral access to the garage.

Garage

18'10 x 9'6 (5.73m x 2.89m)

Good size single garage with up and over door and a side door into the carport.



Main Bedroom with Ensuite

13'11 x 12'10 (4.23m x 3.92m)

A good size principle bedroom with ensuite facility and views west to the Lake and fells beyond.



Bedroom Two

12'10 x 10'11 (3.92m x 3.32m)

Another good sized bedroom to the north side of the property enjoying westerly views of the Lake and fells. This bedroom has a small window to the north side and built in wardrobes.

Bedroom Three

12'10 x 8'11 (3.92m x 2.72m)

Middle bedroom of three with western views to the Lake and fells.



Shower Room/ Wet Room

A purpose built wet room with shower area fitted for disabled use, pedestal wash basin and WC. The shower room has a window and sealed waterproof floor and laminate walls.

First Floor

A good size landing lead to all rooms.

Cloakroom

Separate WC facility with hand wash basin.

Bedroom Four

12'2 x 10'7 (3.70m x 3.22m)

A smaller fourth bedroom with built in wardrobe or equally a suitable home office/study.



Kitchen

12'1 x 9'11 (3.68m x 3.03m)

A traditional retro fitted kitchen with a range of base and wall units along with freestanding appliances. The kitchen enjoys a dual aspect over the garden and a window through to the dining room and view beyond.

Dining Room

14'5 x 13'10 (4.40m x 4.21m)

A formal dining space adjacent to the kitchen which has a fantastic dual aspect over the garden and views to Lake Windermere, Conistown Old Man and the Langdale Pikes via the full height glazed window.



Sitting Room

20'3 x 14'6 (6.18m x 4.41m)

A fabulous size sitting room with full width sliding patio doors capturing the panoramic views and giving access to the large balcony which you can enjoy the vista from and take in the garden. The sitting room is a splendid room with a central fireplace clad in wood with an electric fireplace and a raised plinth with some wall fitted drawers and shelves adjacent.



Outside

The property sits on comfortable gently sloping garden plot measuring 0.4 of an acre with extensive lawns and a few established trees. To the front of the property off Greenstiles Park is a gravel 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 story balcony which has ample entertaining space and lower garden terrace. To the rear of the property there is access to a shingled patio area and pathway round to the front of the house.

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

Services

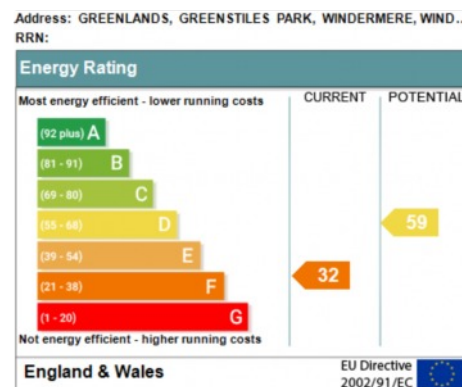
Mains electric, water and drainage. Electric night storage and under floor heating. No gas connected as present but neighbouring properties are connected to mains gas.

Tenure

Freehold.

Council Tax Band

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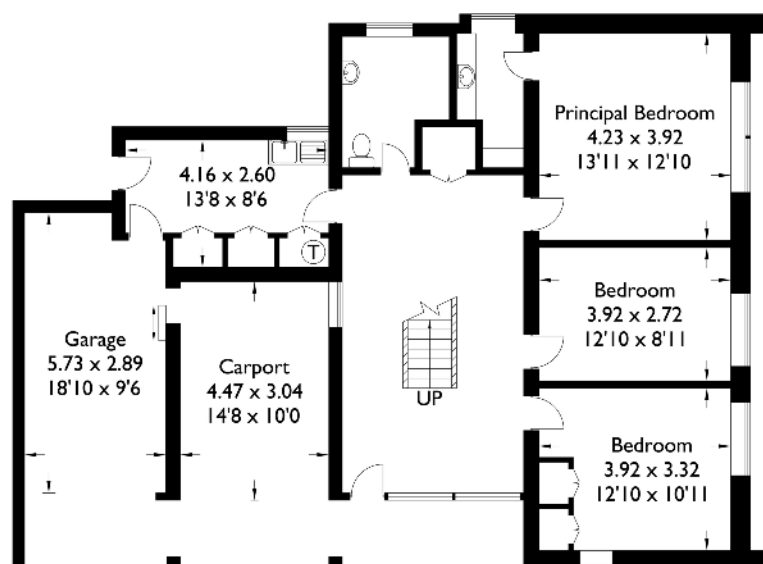
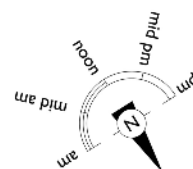
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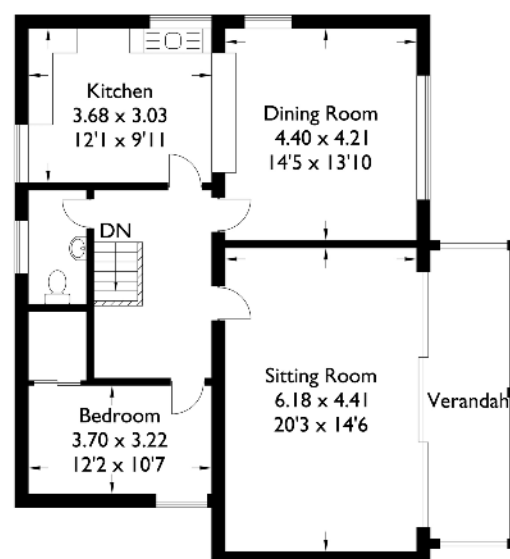
Approximate Gross Internal Area : 170.27 sq m / 1832.77 sq ft

Garage : 15.99 sq m / 172.11 sq ft

Total : 186.26 sq m / 2004.88 sq ft



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.

**MATTHEWS
BENJAMIN**

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.