



PRICE £1,570,000

**BURROWBANK, 12 FELLSIDE,
TOWER WOOD, WINDERMERE,
CUMBRIA, LA23 3PW**

A truly stunning detached property, situated in an exclusive and elevated location allowing views towards the Lakeland fells. Individually designed and remodelled, this wonderful home enjoys spacious living and bedroom accommodation, surrounded by well-manicured garden grounds and a heated swimming pool. Complete with a detached garage with large storeroom above and ample parking, this fabulous home offers everything and more for those seeking a main residence or holiday home in the Lakes.



4



3



2



Garage,
Off Road
Parking

Entrance Hall



DIRECTIONS

For Satnav users enter: LA23 3PW

For what3words app users enter :
engineers.headboard.qualified

LOCATION

Fellside is an exclusive and small development of individual style residences, located approximately 6 miles south of Bowness. The ever-popular tourist area of Bowness offers a range of boutique shops, eateries and bars, as well as the frontage of Lake Windermere which has a number of scenic boat trips to Ambleside, Lakeside and Wray. A short distance away is Fell Foot Park and Gummer's How, with its steady ascent to enjoy spectacular views of Lake Windermere and the surrounding fells.

DESCRIPTION

12 Fellside is a truly stunning detached residence, situated in an exclusive and elevated location. Individually designed and remodelled by the current owner, the property boasts spacious, light and airy accommodation and beautiful garden grounds which encompass the entire home. If that isn't enticing enough, how about owning your own heated swimming pool, which can be enjoyed all year round.

The property is approached through wrought iron gates, which open onto a large driveway with ornate foundation stone. The driveway continues to a large garage, providing secure parking for a single vehicle as well as storage for outdoor/garden equipment. Steps at the top of the driveway opens onto a stone chipped and paved terrace, which extends across the front and side of the property.

The front door opens into an inviting entrance hall, laid with solid wood flooring, which continues through into the home office and WC. The first room on your right is the dining room, a fabulous formal dining space that can easily accommodate a large table and comfortably seat eight to ten guests. Located off the dining room is the lounge, which extends the full depth of the property and is bathed in natural sunlight from dual aspect windows and glazed doors opening out onto the side garden. The room benefits from views towards Lakeland fells and a wood burning stove, to enjoy on those cold winters evening.

Directly across from the formal dining room is the stunning Howdens kitchen, expertly fitted with a range of grey high gloss, soft-close storage units and a quartz worktop, which extends across two walls and is complemented with a matching central island breakfast bar. Fitted within the



Conservatory

Master Bedroom with En-suite



worktop is a stainless-steel sink with drainer and mixer tap and a Belling double oven, grill and warming drawer with seven burner gas hob and extractor hood. Integrated appliances include an Indesit dishwasher, Hotpoint microwave and American fridge freezer. Glazed doors provide access onto the terrace, perfect for hosting parties and entertaining with family and friends.

Located at the end of the hall is the conservatory extension. The room not only provides an additional living space, it also serves as the perfect children's play room due to the direct access onto the courtyard patio and rear garden. Alongside the conservatory is the study, a practical space to work from home, when not distracted by the beautiful garden views. Fitted with a range of storage cupboards and wrap around desk, there is space for two people to work side by side as well as room to accommodate a large printer.

Completing the ground floor accommodation is the utility room and WC. The utility features a range of built-in storage cupboards, with one cupboard housing the oil-fired boiler and glazed doors opening out onto the courtyard garden. There is also a solid worktop which incorporates a Belfast sink and plumbing for a washing machine and dryer.

Alongside is the WC and wash hand basin, ideal for families and guests.

Stairs from the entrance hall ascend to the first-floor landing, with doors leading to four bedrooms and bathroom. The master bedroom suite is a fabulous sized double room, bathed in natural sunlight from dual aspect windows allowing varying views over the garden and to Lakeland fells. The room is complemented with an en-suite shower room, walk-in-wardrobe and access to a shared balcony. The en-suite is fitted with a stylish three piece suite and comprises of a large walk in shower with wall mounted and rainfall shower, WC and wash hand basin set on a solid wood floating shelf.

The second bedroom is a large double room, which can easily accommodate a double bed, single bed and sofa as well as a wardrobe. The room also benefits from dual aspect windows and a glazed door opening onto the balcony. Bedrooms three and four have similar sized double proportions, with space for wardrobes, underfloor heating and double glazed doors opening out onto the balcony.



Family Bathroom

Terrace



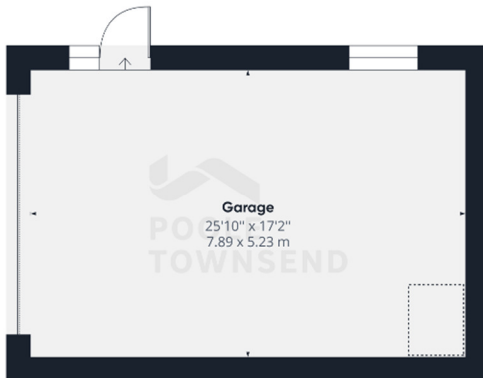
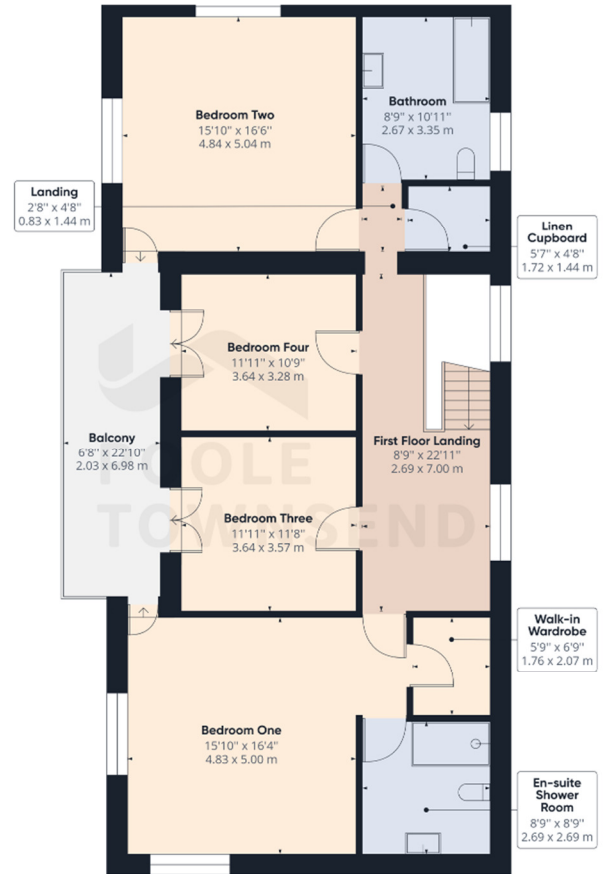
The stylish family bathroom is fitted with a three-piece suite, comprising of a large bath with mixer and rainfall shower, WC and wash hand basin with vanity storage below. Alongside the bathroom is a walk-in linen cupboard with two hot water cylinders and shelving for towels.

Outside, the grounds have been beautifully landscaped and designed to offer areas of lawn gardens with well-stocked borders and patios with covered and open seating. Meandering stone chipped and paved pathways intertwine the grounds and guide you to a number of patios, carefully placed to provide areas of relaxation, entertaining and alfresco dining. There is also a heated pool, served by an air source pump housed within a greenhouse, a storage shed and summerhouse available by separate negotiation. In addition, there is a detached garage with large storeroom above, both with electric, light and power.

TENURE Freehold

Please be aware there is a right of way over a shared drive to the gated drive

Property layout



You'll know when it feels like home



MORTGAGES

Choosing the right mortgage can be a tricky proposition – but help is at hand. We negotiate mortgages every day for every type of buyer. So, whether you're a first-time buyer or a long-time homeowner, we can guide you through the process.

Call your local office or visit
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Your viewing appointment is on _____

Additional information

Council Tax Band: G
Local Authority: South Lakeland District Council
Services: oil, calor gas, electric, septic tank
Tenure: Freehold

EPC Rating = TBC

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

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