

HACKNEY & LEIGH

Windermere

£1,295,000

The Crosses, Patterdale Road, Windermere, Cumbria, LA23 1JU

This delightful 4 bedroomed Grade II listed detached farmhouse is set in a quiet calming location with beautiful roses clambering above the main door and is surrounded by lovingly planted cottage gardens sitting to the front and rear and with the sound of a babbling beck running through the adjoining field. The property is truly a wonderful sight.

Quick Overview

- 4 bedroomed detached farmhouse
- 2 reception rooms and 3 bathrooms
- Peaceful location
- Large garden including a separate field and woodland area
- Views to open field and Lakeland fells
- Within driving distance of amenities and transport
- In good decorative order
- Ideal family home, 2nd home or holiday let
- Garage and parking for several cars
- *FTTC Superfast broadband available up to 24

Property Reference: W6139

4 | 3 | 2

Superfast fibre Broadband

Garage & Off Road Parking



Sitting room



Sitting room



Dining room



Dining room

Description: This delightful 4 bedroomed Grade II listed detached farmhouse is set in a quiet calming location with beautiful roses clambering above the main door and is surrounded by lovingly planted cottage gardens sitting to the front and rear and with the sound of a babbling beck running through the adjoining field. The property is truly a wonderful sight.

Location: The Crosses is perched on a hillside overlooking the Lakeland Fells and is in the perfect location from which to discover Lakeland's interesting landscape with many walks nearby. From Windermere, proceed towards Ambleside on the A591 to the roundabout at Cooks Corner. Turn right signposted A592 Kirkstone Pass and after approximately 1/3 mile, turn right. Continue up the hill past Chapel Ridding and the entrance to the driveway leading to the property can be found on your left at the top of the hill.

The location is most convenient having easy access to the A591 which leads to the motorway network and within 5 minutes of the shops and amenities of Windermere Village.

Property Overview: Nestled in the heart of the Lake District, The Crosses, off Patterdale Road, Windermere, is a truly exceptional property that offers a perfect blend of traditional charm and stunning scenery. This exquisite 4 bedroomed detached farmhouse is set within 1.78 acres of beautifully landscaped gardens, providing a serene and private sanctuary with breathtaking views of the surrounding fells and open fields. The property also benefits from owning the field immediately behind the property amounting to 1.91 acres and a piece of woodland which has apple, damson and pear trees, you can all find additional gated parking for approximately 4 to 5 cars.

Upon entering this Grade II listed property you are welcomed into a well appointed kitchen, a woodburning stove compliments this room creating an inviting ambience and the kitchen comprises of integrated electric oven and built in gas hob with extractor over and integrated Beko dishwasher and fridge and freezer.

The ground floor boasts two spacious reception rooms, each offering picturesque views of the gardens to the front. These rooms are perfect for entertaining guests or enjoying quiet family moments. The sitting room features a large multi-fuel stove, making it an ideal spot to unwind on chilly evenings.

The dining room offers a fantastic space for hosting dinner parties and has a window seat overlooking the well stocked front garden and a gas fire which sits beneath a wooden mantel.

There is also a handy utility room on the ground floor, having space for washing machine and dryer and ample cupboard storage and a stable door which leads to the private rear garden.

Upstairs, Bedroom 1 is a haven of tranquillity, complete with an en-suite shower room and stunning views over open fields and the Langdale Pikes and balcony and is currently used as a second



Sitting room



Kitchen



Kitchen



Kitchen



Utility room



Bedroom 3

sitting room. Bedroom 2 has an en-suite bathroom and a handy walk in wardrobe. Bedrooms 3 and 4 can also be found on the first floor, along with a family bathroom comprising of Jacuzzi Corner bath, WC and pedestal washbasin and mirrored medicine cabinet.

Outside is ample parking and an integrated garage which has electric installed. The gardens which surround the property are well kept and have an abundance of shrubs borders and trees . The rear garden has been nurtured by the current owners and is ablaze with colour in the spring and summer months. A useful outbuilding sits in the garden and is currently used by the current owners as a workshop/store but with the usual planning consent could possibly be extended and be a used as an extra annexe/office or maybe a small gym with a small outside seating space.

The Crosses is set in a quiet countryside location, yet a couple of minutes away from all the amenities of Windermere village This delightful farm house is a rare gem, combining luxury living with the natural beauty of the Lake District. Don't miss the opportunity to make this exquisite house your home.

Accommodation: (with approximate measurements)

Sitting Room 18' 3" x 15' 10" inc stairs (5.56m x 4.83m)

Dining Room 16' 4" max x 11' 4" max (4.98m x 3.45m)

Kitchen 16' 3" x 11' 0" (4.95m x 3.35m)

Utility 14' 2" max x 6' 5" (4.32m x 1.96m)

Stairs from the dining room lead to first floor

Bedroom 3 16' 7" x 11' 6" (5.05m x 3.51m)

Bedroom 4 10' 2" x 10' 0" (3.1m x 3.05m)

Bathroom

Stairs from the living room lead to:-

Bedroom 1 18' 1" max x 17' 8" inc en-suite (5.51m x 5.38m)

Balcony 9' 7" x 5' 2" (2.92m x 1.57m)

En-suite

Bedroom 2 18' 4" max x 11' 10" inc en-suite (5.59m x 3.61m)

En-suite

Request a Viewing Online or Call 015394 44461



Bedroom 1



Bedroom 2



OS Plan



View



Balcony and view

Property Information:

Services: Mains electric. LPG gas heating, private water supply and shared septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax: Westmorland and Furness Council – Band G.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The property is Grade II listed and does not require an energy performance certificate.

What3Words: //consoles.pool.shrimp

Anti Money Laundering Reguations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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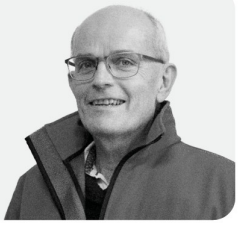
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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 015394 44461 or request online.



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The Crosses, Windermere, LA23

Approximate Area = 1962 sq ft / 182.2 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 148 sq ft / 13.7 sq m
Total = 2419 sq ft / 224.7 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Hackney & Leigh. REF: 1175721

A thought from the owners...

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