



High Ridge
Christmas Lane | Bowness | The Lake District | LA23 3LA

HIGH RIDGE





Welcome to High Ridge, Christmas Lane, Storrs Park, Bowness on Windermere, LA23 3LA

When the present owners were looking for a family home in the Lakes in 2011 they had one set requirement – a lovely spacious open plan contemporary living space that would provide central focus for their family home, a room in which they could cook, eat and relax; spend time together and host family and friends. Not finding what they wanted, they set about to create it and chanced upon High Ridge. Located in the sought after residential area of Storrs Park on the east side of Lake Windermere in a quiet and gently elevated cul-de-sac setting, the house was built in the 1960s and to be fair to all was ready for overhaul. Combining a series of smaller rooms the vendors were able to design their own dream living space and in doing so, created a bespoke room that not only has windows to all four elevations allowing the light to flood in all day long, but also a room which had the one thing all Lake District residents crave – a view of Lake Windermere. Here at High Ridge it's even better as different parts of the same room capture a different angle of this super vista especially as picture windows, a wall of bi-folding doors and French windows have been added. To see the masts on the yachts gently bob in the breeze on their moorings or sail elegantly past is really rather wonderful, especially if you happen to be washing up at the time! The ribbon of low lying mist on an autumnal morning is a lovely sight to behold with your morning brew as you contemplate the day ahead. Light, bright, contemporary and highly sociable – it's just what they wanted and is undoubtedly the heart of this home.

The transformation didn't stop there as all rooms, as well as the outside spaces, received their magic touch. Internally the house has been given a uniform look with new internal joinery (room and cupboard doors, square cut skirting boards and architraves) fitted throughout with a handsome deep brown walnut finish. There's a great use of natural materials with the inclusion of slate and Italian stone tiling to floor and walls, plus contemporary kitchen and bathroom fittings, including a brand new, modern ensuite bathroom for the master bedroom. The owners have also introduced Karndean flooring to the open plan space, inner bedroom hall, reception hall and cloakroom for its good looks and hard wearing qualities. The second and third bedrooms have engineered spruce flooring with a light colour washed finish continuing the contemporary use of wood. Outside the gardens have been landscaped to provide cleverly positioned seating areas and easy to maintain planting.

Whimsically named Christmas Lane conjures all sorts of romantic notions and in many ways lives up to its name, a short cul-de-sac of detached houses, each one completely different in terms of period and style sit harmoniously surrounded by well tended gardens affording privacy for each individual property. The vendors have said that one of the aspects of life on Christmas Lane they have enjoyed the most has been the sense of community with local residents getting together for high days and holidays. The house will no doubt appeal to those who love to entertain as the open plan space is perfect for hosting whether it's an informal supper for friends or a big bash for a milestone birthday. All in all, High Ridge is recommended for those seeking contemporary good looks, open plan living, low upkeep gardens, an accessible location and a view of Lake Windermere. In all, 0.21 acres.







Location

High Ridge is exceptionally accessible off the main Bowness to Newby Bridge Road (the A592) but is sufficiently far away from the highway to enjoy a quiet setting and thanks to some timely and thoughtful hedge planting which is now nicely mature, it enjoys a private spot. It is an accessible location both for the central Lake District honey pot villages and nearby larger towns, plus the road and rail network.

Bowness offers great shopping, a multitude of places to eat or enjoy a drink, a local cinema/performing arts venue and an additional theatre venue. If you're seeking a slower pace of life and access to the water, then the marina, yacht club and motorboat club are all convenient, but if you prefer dry land then Windermere gold club is also handy and there are several routes for walking, running and cycling, right from the doorstep. There is also a popular gym and spa at The Old England Hotel in Bowness.

If you have children of school age, then there are local primary schools in Windermere and secondary education at The Lakes School (at Troutbeck Bridge) and fee paying Windermere School.



STEP INSIDE

The main entrance is to the west side of the house where double doors open to a generous reception hall – always a good use of space, a wide hallway is such a lovely place to greet guests and also makes daily comings and goings easier with space to kick off your shoes and store coats. A statement open riser staircase leads to the main living level with steel support and polished wooden treads. Wall lights and downlighters keep it looking sleek. This entrance sets the tone for the rest of the house with its clean lines and restful colour palette. Off the hall is a separate reception room with a tiled slate floor – this is an adaptable room that can be put to a range of functions as family life dictates; it's been a teenage den but is currently an office to enable working from home. It would suit a media room, gym or studio – endless possibilities, the choice being yours. There's a point for a wall mounted TV to keep cables hidden and maintain the streamlined look. Beyond the snug is an attractively fitted utility room. The practical tiled slate floor continues and there are base and wall units, a Hotpoint washing machine and condenser tumble drier. Here you'll find a hatch to the undercroft space under the house. There isn't full head height but it's a great accessible space for suitcases and Christmas decorations. Also off the hall is a cloakroom with loo and wash basin and a door to the integral double garage so you can come and go without getting wet if it's raining – always handy if you are off somewhere special or have a boot full of shopping. The garage has a newly installed electric up and over door, power and light.

Up to the first floor, the staircase rises straight into the open plan living space with a contemporary balustrade with wooden handle and steel cable surround. The kitchen has cabinets painted in a matt finish, brushed metal handles and Iroko hardwood worktops. A matching central island with seating along the far side makes for a social and practical layout. A Mercury range takes center stage and will doubtless appeal to keen cooks with a gas hob and electric ovens. Often a concern with open living, there's a fan above the range so cooking smells don't permeate the living space. There is an integral Hotpoint dishwasher and a stable door to the rear garden. Adjacent to the kitchen is the area zoned for dining with double opening French windows and a Juliette balcony commanding a lake view. Moving to the seating area there is a point for a wall mounted TV and also an alternative front door. It enjoys new ceiling mounted spotlights, plus an inside/outside feel with a wall of bi-folding doors to the south opening to a balcony, again, enjoying lake views. The perfect place for a morning coffee or chilled sundowner as you watch the sun set over Claife Heights on the far side of the lake.

A door leads to the inner bedroom hall of which are the three bedrooms and two bathrooms. The hall has two sets of built in cupboards with walnut finished doors and automatic lights upon opening.

Continuing the look, the master bedroom has walnut finished doors to a built in double wardrobe and a newly refurbished modern en-suite bathroom with marbled vein effect tiled walls and flooring, a large walk in shower cubicle, wash basin and WC. Two further double bedrooms share the stylish house bathroom with a three piece suite of bath with shower and screen, wash basin and loo.

















Step outside

There are in and out gates making the parking easy to navigate but also meaning the garden can be enclosed to be safe for children and dogs. The drives open to a generous parking area. A path laid with black slate and contemporary black pointing extends around the house opening to wider terraces at both the front and rear. Bordered by hedges there are mature shrubs and lawns, all designed to be low maintenance. There's outside lighting and an external tap. The rear terrace gets the best of the evening sun and is a lovely place to watch the sun set over the lake.





High Ridge

Approximate Gross Internal Area : 175.54 sq m / 1889.49 sq ft

Garage : 25.17 sq m / 270.92 sq ft

Total : 200.71 sq m / 2160.42 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.

Energy Efficiency Rating		Current	Potential
Band	A		
Band	B		
Band	C		
Band	D		
Band	E		
Band	F		
Band	G		
Current Rating		D	
Potential Rating			B
England & Wales			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.03.2026



FURTHER INFORMATION

On the road

Barrow in Furness	24.7 miles
Ulverston	15.2 miles
Bowness on Windermere	1.5 miles
Kendal	9.3 miles
Ambleside	7miles

Transport links

M6 J36	16 miles
Oxenholme railway station	12.8 miles
Windermere railway station	2.9 miles
Manchester airport	90.7 miles
Liverpool airport	95.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Rail Journeys

Based on approximate direct train journey durations from Lancaster train station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.



Guide price £ 1,150,000

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the utility room, this was installed in 2018.

Directions

what3words ///strapping.dabble.librarian

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as described are included in the sale.

Westmorland and Furness Council

Council tax band - G

Tenure - Freehold

Please note

A portion of adjacent private lane is owned by CLAM (Christmas Lane and Meadowcroft) Ltd which covers upkeep. This is held jointly between the owners of High Ridge and seven other neighbouring properties. Costs are met on an as and when basis, rather than a regular payment.

The field to the west has planning permission for four houses. We ask interested parties to refer to the Lake District National Park's website for more details. Ref: 7/2017/5793.

Places to visit

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck World of Beatrix Potter attraction, Bowness on Windermere
Blackwell - the Arts & Crafts house, Bowness on Windermere
Windermere Jetty Museum, Bowness on Windermere
The Brockhole Lake District Visitor Centre, Windermere
Live theatre - The Victoria Wood Theatre and The Royalty Cinema in Bowness on Windermere and The Brewery Arts Centre in Kendal
Cinema - Zeffirellis and Fellinis in Ambleside and The Brewery in Kendal
Grizedale Forest - events, music and arts.

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and Coniston (Coniston Sailing Club)
Spa and pools at several local hotels
Golf clubs at Windermere, two in Kendal, Grange over Sands, Ulverston and Barrow in Furness
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina
Giddy Goose at The Rybeck Hotel
Boardwalk, Baha & Base Pizza, all in Bowness on Windermere
Café Italia, Francines, Tapios, San Pietro and Homeground, all in Windermere
The Punch Bowl, Crosthwaite
The Black Labrador, Underbarrow
The Hare and Hounds Inn, Bowland Bridge
The Masons Arms, Strawberry Bank

Special occasions

Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Forest Side Hotel, Grasmere

Great walks nearby

The Windermere Way is a 45 mile circuit of Windermere. The route takes in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

Within the National Park there are 214 Wainwrights fells to conquer and some lower-level walks around Bowness and Windermere such as Brantfell, Post Knott, School Knott and Orrest Head.

Schools

Primary

Ambleside CoE Primary School
Goodly Dale Community Primary School
St Martin's and St Mary's CoE Primary School
St Cuthbert's Catholic Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (Ambleside and Carlisle campuses)



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We value the little things that make a home

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Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

