





Belvedere

Cornbirthwaite Road, Windermere, Cumbria, LA23 1DJ

Wow! This house really is something special. Bright, modern, spacious and absolutely beautiful. Set in a sought after area on a private road on the outskirts of Windermere village, a peaceful yet convenient location. The well thought out living accommodation offers ample space for a growing family with a large open plan living, dining and kitchen area as the main living space plus a separate utility, second kitchen, office, sitting room, boot room, shower room and large garage and to the first floor are 4 fabulous en-suite bedrooms all with walk-in wardrobes.

This property is a must for a viewing to fully appreciate it's beauty!

Quick Overview

- 4 Bedroomed detached new build house
- 3 Reception rooms and 6 bathrooms
- Superb location
- Beautiful gardens
- Within walking distance of Windermere village
- Immaculately presented
- Gorgeous timber cabin
- Perfect family home
- Garage, carport and driveway
- Superfast Broadband Speed of 57Mbps





Welcome

To describe this as a 4 bedroomed detached house simply does not do this house the justice it deserves. The current owners have built this house over a 2 year period and the result is magnificent! Fantastic fixtures and fittings including; triple glazed window and doors, underfloor heating, bluetooth speakers, bespoke modern fitted kitchens and luxury bathroom fittings with Lusso sanitary ware.

Arriving at Belvedere you are met by bespoke electric gates opening into the gravelled driveway with carport and the grand ultra modern front elevation of the property facing you, a mixture of immense porcelain tiles, floor to ceiling windows and wood paneling plus the hidden garage door and glass balustrade balcony belonging to the master suite. The first impression only gives a little taste of what is inside...

Spacious Living

On entering the property it's easy to see how much this project has meant to the owners, they have clearly loved creating this master piece and the result is sublime. Entering into the entrance hall you are instantly greeted by the handcrafted/handmade Heelix staircase with bronze railings and solid Beech steps, this centre piece sets the tone for the property and the modern beauty continues throughout the house. Off the entrance hall is a large boot room with glazed door plus a shower room and an office room that could equally be used as extra accommodation, an extra living room or indeed a cinema room.

Specifications

Entrance Hall

14' 7" x 13' 10" (4.44m x 4.22m)

Boot Room

9' 9" x 8' 4" (2.97m x 2.54m)

Office

14' 1" x 12' 7" (4.29m x 3.84m)





The Heart of the House

Specifications

Living Area
35' 10" x 23' (10.92m x 7.01m)

Kitchen Two
14' x 5' 8" (4.27m x 1.73m)

Utility Room
8' 1" x 5' 10" (2.46m x 1.78m)

Sitting Room
12' 10" x 12' 2" (3.91m x 3.71m)



Through to the heart of the house, the living area with its vast space and floor to ceiling windows and sliding doors and wood burning stove, this room is simply fantastic, an entertainers heaven! The fitted kitchen is beautifully modern, practical and even offers a touch of history with the kitchen island being enveloped in some of the bronze from the Churchill war rooms in London and offers all of the modern integrated appliances one would expect; induction hob, oven, fridge and freezer, dishwasher, coffee machine, microwave and extractor hood. Following through behind the kitchen is a second kitchen with granite worktops, inset sink, wall and base units, slimline dishwasher and wine fridge. A useful utility room with hot water cylinder and boiler, access to the garage and sitting room which again could be become extra accommodation or perhaps a home gym.

Stunning Bedrooms



Specifications

Landing

23' 6" max x 9' 4" (7.16m max x 2.84m)

Bedroom One (Master Suite)

21' 9" X 21' 1" (6.63M X 6.43M)

Dressing Room

15' 5" x 13' 9" (4.7m x 4.19m)

Bedroom Two

13' x 12' 3" (3.96m x 3.73m)

Bedroom Three

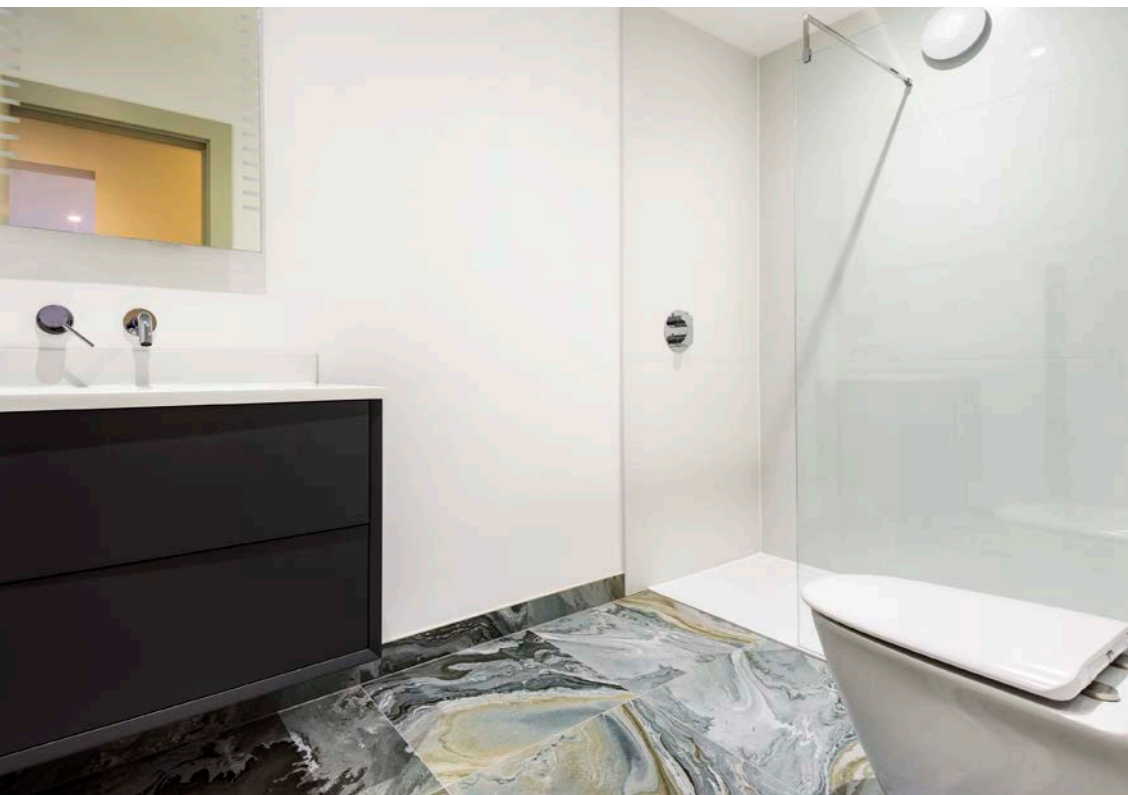
14' 2" x 13' 5" (4.32m x 4.09m)

Bedroom Four

14' 1" x 12' 7" (4.29m x 3.84m)

The fabulous bespoke staircase from the entrance hall takes you to the large gallery landing and on into 3 stunning bedrooms all of which not only have en-suites but the added bonus of walk in wardrobes plus the master suite with a fabulous private balcony having slate tiles and glass balustrade plus a beautiful bespoke fitted dressing room and 4 piece en-suite bathroom. All the en-suites having been individually designed and decorated and all having Lusso stone suites and the finest fittings.





The Cabin

To the rear of the property, at the end of the garden, is a whimsical cabin - A picture perfect wood cabin with a living area, bedroom with dressing area and shower room plus a small decking area to the front. This could perhaps be used as guest accommodation or an annex for a teenager/relative.

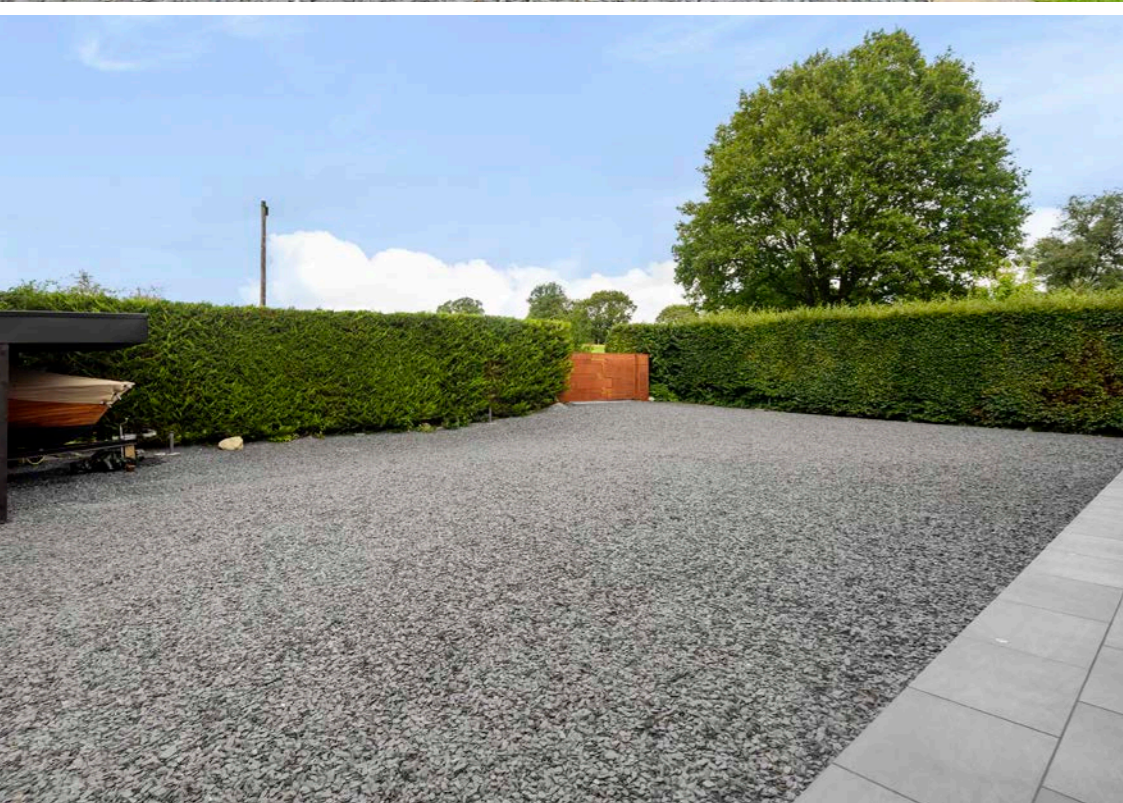
Specifications

Living Area
15' x 11' 4" (4.57m x 3.45m)

Bedroom
17' 9" max x 11' 5" max (5.41m x 3.48m) including Dressing Room

Decking
11' 10" x 11' 7" (3.61m x 3.53m)





Outside

Specifications

Garage
24' 7" x 19' (7.49m x 5.79m)

To the outside of the property is a very well screened and private, beautifully landscaped garden plus patio seating area amounting to approximately 0.49 acres, an ideal summer entertaining area and perfect for those Al Fresco dining moments. There is also a hot tub, timber shed and wood store and the aforementioned cabin. To the front of the property is a large gravelled parking area and carport for 2 vehicles and large integral garage.

Important Information

Services:

Mains water, gas and electricity. Private drainage to septic tank. Underfloor heating and gas central heating to radiators.

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 Band :

South Lakeland District Council - Band G.

Tenure:

Freehold.

Energy Performance Certificate:

Available on our website and also at any of our offices.

What3Words:

///champions.extremes.nature

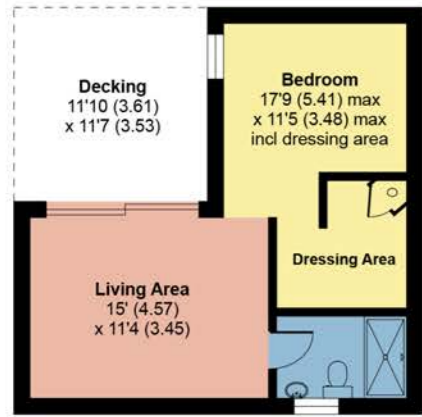
Belvedere, Cornbirthwaite Road, Windermere, LA23 1DJ

Approximate Area = 3912 sq ft / 363.4 sq m (includes garage & excludes void)

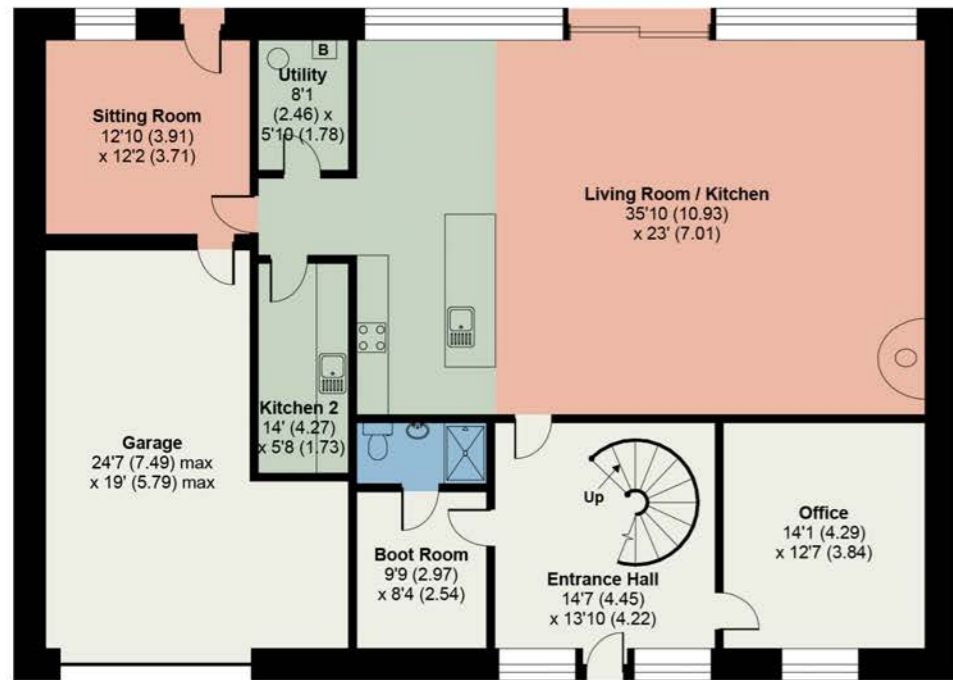
The Cabin = 408 sq ft / 363.4 sq m

Total = 4320 sq ft / 401.3 sq m

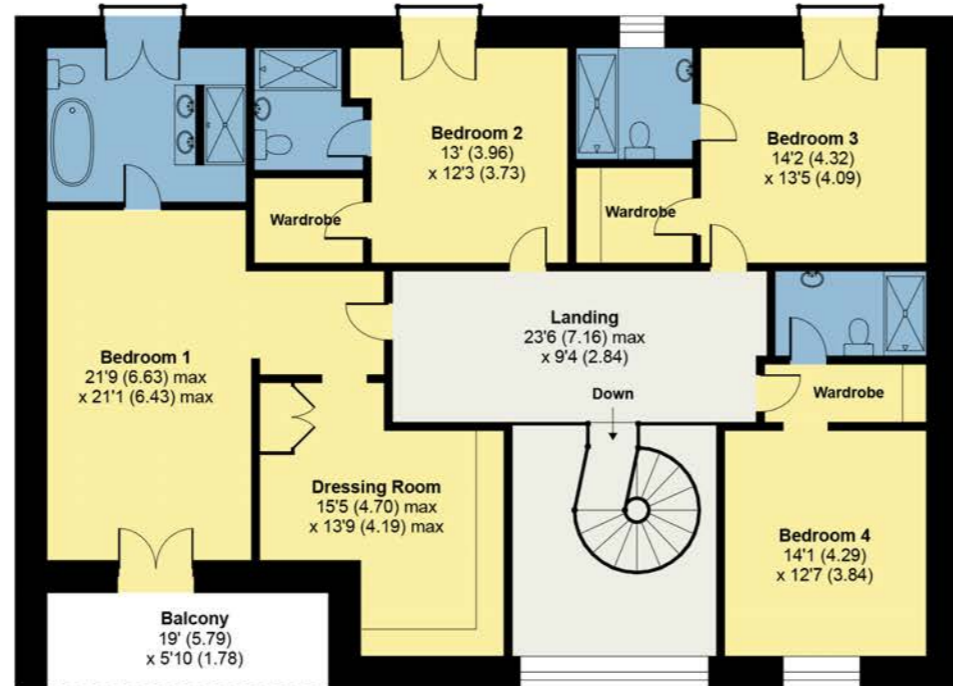
For identification only - Not to scale



THE CABIN



GROUND FLOOR



FIRST FLOOR



Directions

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Belvedere is located towards the end of a Cornbirthwaite Road, a private road approximately 0.25 miles from Windermere village. The perfect location, set back from the main village thoroughfare but within a few minutes walk of all the amenities.

From Windermere Village head towards Bowness and taking the right hand turning after Lakeland Gardens sign posted 'Cornbirthwaite Road'. Continue along the private road and Belvedere can be found a short way on your left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 894326

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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

Call us on 015394 44461

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