



Bowness-on-windermere

£1,150,000

Langstrath, Middle Entrance Drive, Bowness-on-windermere,
LA23 3JY

Located within one of the most desirable areas in Storrs Pak, in Bowness on Windermere, this delightful 4-bedroom dormer bungalow has well cared for grounds of just under one acre. Offering a spacious family home with great potential for those seeking a tranquil retreat amidst beautiful surroundings.

It also gives great potential for personalising to your own tastes. There is a large living room, 4 good-sized bedrooms, 2 bathrooms, separate dining room, kitchen with additional dining space, conservatory and large double garage with parking area enough for several cars.

Quick Overview

4 bedroomed detached dormer bungalow
1 bathroom, 1 en-suite shower room, 2 toilets
2 Reception rooms
Scope to fully modernise and personalise
Well stocked garden and patio seating area
Exclusive location in a quiet leafy backwater
Stunning views of the fells and Lake
Detached double garage and ample driveway
parking
Versatile family accommodation offering scope
for further development
Superfast broadband available



4



2



2



F



Superfast
available



Double garage
and driveway

Property Reference: W6402



Lounge



Dining room



Study



Kitchen diner

Upon entering an external porch with archway, walk-in to the well-lit hall, via the front door. There is an office room overlooking part of the garden from where you could conveniently work from home and two, hall storage cupboards. The lounge features a good sized bay window and a feature fire place from which the dining room with patio doors onto an outside terrace, can be accessed. There is also a conservatory leading off the dining room. The spacious family kitchen, complete with wall and base units, granite work tops and fitted appliances provides an alternate dining space. Going up a split-level staircase leads to the first two double bedrooms and bathroom on the lower level and continues on to the first floor level where the other two double bedrooms can be found. Both of these bedrooms offer spectacular views of the Lake, Ramp Holme island and Claife Heights and an en-suite shower room is in one of these top floor bedrooms.

Outside there is an attractive, mature garden, having extensive, well-kept lawned areas, mature Acer trees, an apple tree and lots more attractive, planted borders. All fresco dining can be enjoyed from a large patio area off the lounge, dining room and kitchen. The outside area also features a shed and small greenhouse. A large, double garage and driveway with parking for several cars compliment the family home.

Located in the charming area of Storrs Park, this property offers a tranquil lifestyle whilst still being within easy reach of local amenities and transport links. This home is an ideal sanctuary for families, a true gem in the sought after area of Bowness-On-Windermere.

Accommodation (Approximate measurements):

Ground Floor:

Front Porch: Open porch with large arched detail leading to front door.

Hallway:

Study: 9' 5" x 8' 10" (2.87m x 2.69m)

Lounge: 18' 0" x 13' 05" (5.49m x 4.09m)

Dining Room: 13' 10" x 9' 11" (4.22m x 3.02m)

Conservatory: 10' 8" x 8' 7" (3.25m x 2.62m)

Kitchen: 22' 9" x 8' 3" (6.93m x 2.51m)

Small flight of stairs to:

Bedroom 1: 14' 11" x 11' 10" (4.55m x 3.61m)



Kitchen



Kitchen



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3 En Suite

Bedroom 2: 12' 0" x 10' 0" (3.66m x 3.05m)

Bathroom:

First Floor:

Bedroom 3: 13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom 4: 14' 3" x 11' 4" (4.34m x 3.45m)

En-suite shower room:

Parking: Driveway parking for parking and hardstanding for boat, caravan and motorhome.

Property information:

Council Tax: Westmorland and Furness Council - Council Tax Band G.

Energy Performance certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure: Freehold (Vacant possession upon completion)

Services: Mains electric, gas, drainage and water

Viewings: Strictly by appointment with Hackney & Leigh.

What3words and directions: ///hippy.plodding.yesterday Storrs Park is to the south of Bowness. On leaving Bowness continue south on Newby Bridge road and go past the Marina. After another half mile Middle Entrance Drive is on the left. Langstrath is another half a mile on the left, shortly after the post box.

Anti-Money Laundering Regulations: 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).



Bedroom 3



View From Bedroom 3



Front elevation



Bedroom 4



Bathroom

Request a Viewing Online or Call 015394 44461

Meet the Team

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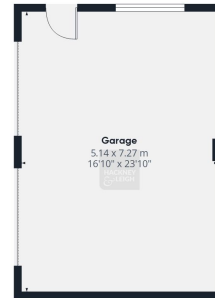
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Ground Floor Building 1



First Floor Building 1



Detached Garage Building 2

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