

Bowness-on-windermere

£1,250,000

Laurus Bank, Windy Hall Road, Bowness-on-windermere, LA23 3HY

Occupying a commanding elevated position within one of the Lake District's most sought-after locations, this fully detached residence presents a rare opportunity to create a truly outstanding home.

Enjoying breathtaking views across Lake Windermere, the property's remarkable vantage point captures an ever-changing panorama that encompasses Belle Isle, the marina, and Claife Heights. Views of this calibre are seldom available and are rarely rivalled within the area.

Quick Overview

Amazing elevated vista over Lake Windermere
Well positioned detached house
Now in need of renovations/reconfiguration
Arranged over 2 floors offering 3,600 sqft
3 reception rooms, 3 bedrooms
Large, mature gardens of approx. 1 acre
Generous driveway parking
Double garage/extensive workshop
In sought after position and unrivalled views
Superfast broadband available*



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Property Reference: W6383



Living Room



Kitchen



Sitting Room



Dining Room

While the property now requires renovation and reconfiguration, it offers an exceptional foundation for those seeking to design and create a bespoke family residence tailored to modern living requirements.

The combination of its detached status, generous plot, mature gardens, and unrivalled outlook presents immense potential for transformation, subject to any necessary consents.

A covered porch area leads into the entrance hall with access to the lower ground floor level. A rear window brings in good natural light and there are two built in storage cupboards and a WC with wash basin. To the right is a substantial light filled Living Room with sliding doors onto the front patio. The 180 degree vista from this position are arguably the best in the house and creates a focal point for the room. In addition, there is a fireplace has an inset gas fire and there is a further window to the side.

The Sitting Room could have multiple uses and has a front aspect which also benefits from the views. A sizeable Dining Room to the end of the property, has a dual aspect and again enjoys the spectacular panoramic views. Adjacent, the kitchen offers a range of solid oak wall and base units with contour worksurface incorporating a single drainer sink and 4 ring gas hob with extractor over. Integrated items include an eye level oven, NEFF dishwasher and washing machine and fridge/freezer. Part tiling to walls and superb views from window to front.

An useful office could easily revert to create a single bedroom but equally a room from which to work from home and the rear Sun Room is a comfortable space in which to enjoy privacy and the gardens surrounding to the rear. A sliding door provides access to the rear patio.

There are 3 bedrooms located at this level, all generously proportioned. Bedroom 1 is flooded with natural light from dual aspect windows and enjoys an en suite bathroom with 4 piece suite. For convenience, this can also be accessed from the hallway for family use.

Bedroom 2 is generous in size and has a range of fitted bedroom furniture. A dual aspect brings in good natural light to the room. Adjacent, Bedroom 3 a smaller double is fitted with a wash basin and has a rear aspect. Adjoining is a further bathroom with panelled bath, WC, shower cubicle and wash basin.

At lower ground floor level, numerous rooms create so many opportunities to reconfigure or scope to house a dependent relative/create an annexe. A large room, formerly a games room/occasional bedroom (no internal window) has multi uses an is adjacent to the WC, with wash basin. The current utility room has a range of built in cupboards, sink unit and high level window. From the hallway, there is access to the garages/workshop space - split into two rooms of generous dimensions, they benefit from power and light and up and over doors.

The property's established gardens which amount to approx 1 acre, are a particular feature, wrapping around the residence and providing a wonderful sense of privacy and tranquillity. There is ample lawned areas, mature planting and a mix of wooded areas, several patio spaces and large tarmaced driveway offering parking for 5/6 vehicles.



Lake view from the house



Bedroom 1



Bedroom 2



Bathroom



Front Garden



Front elevation

Carefully positioned to take full advantage of the panoramic outlook, the grounds offer multiple view points and are perfect for outdoor entertaining and the creation of new stunning terraces from which to enjoy the exceptional views across the lake and surrounding countryside. Properties occupying such a privileged position above Lake Windermere are exceptionally rare. Offering outstanding views, generous gardens, and unlimited scope for enhancement, this is a unique opportunity to create a remarkable forever home in one of the Lake District's most prestigious locations.

Accommodation (approximate dimensions)

Entrance Hall

Living Room: 24' 2" x 15' 9" (7.37m x 4.8m)

Sitting Room: 12' 9" x 11' 11" (3.89m x 3.63m)

Dining Room: 16' 4" x 12' 5" (4.98m x 3.78m)

Kitchen: 12' 9" x 12' 5" (3.89m x 3.78m)

Office: 12' 0" x 6' 4" (3.66m x 1.93m)

Bedroom 1: 20' 10" x 13' 5" (6.35m x 4.09m)

En Suite Bathroom:

Bedroom 2: 24' 3" x 10' 10" (7.39m x 3.3m)

Bedroom 3: 11' 2" x 10' 11" (3.4m x 3.33m)

Cloakroom

Bathroom:

Lower Ground Floor:

Hallway:

Games Room/Occasional Bedroom: 23' 4" x 14' 6" (7.11m x 4.42m)

Cloakroom:

Utility Room: 11' 10" x 10' 9" (3.61m x 3.28m)

Workshop: 16' 3" x 11' 11" (4.95m x 3.63m)

Garage: 24' 6" x 16' 1" (7.47m x 4.9m)

Property Information:

Tenure: Freehold

Services: Mains water, electric and gas. Drainage is by way of a private septic tank which we understand does not meet with current regulations. Cavity wall insulation.

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

Council Tax: Westmorland and Furness council tax band G

Viewings: Strictly by appointment with Hackney & Leigh.

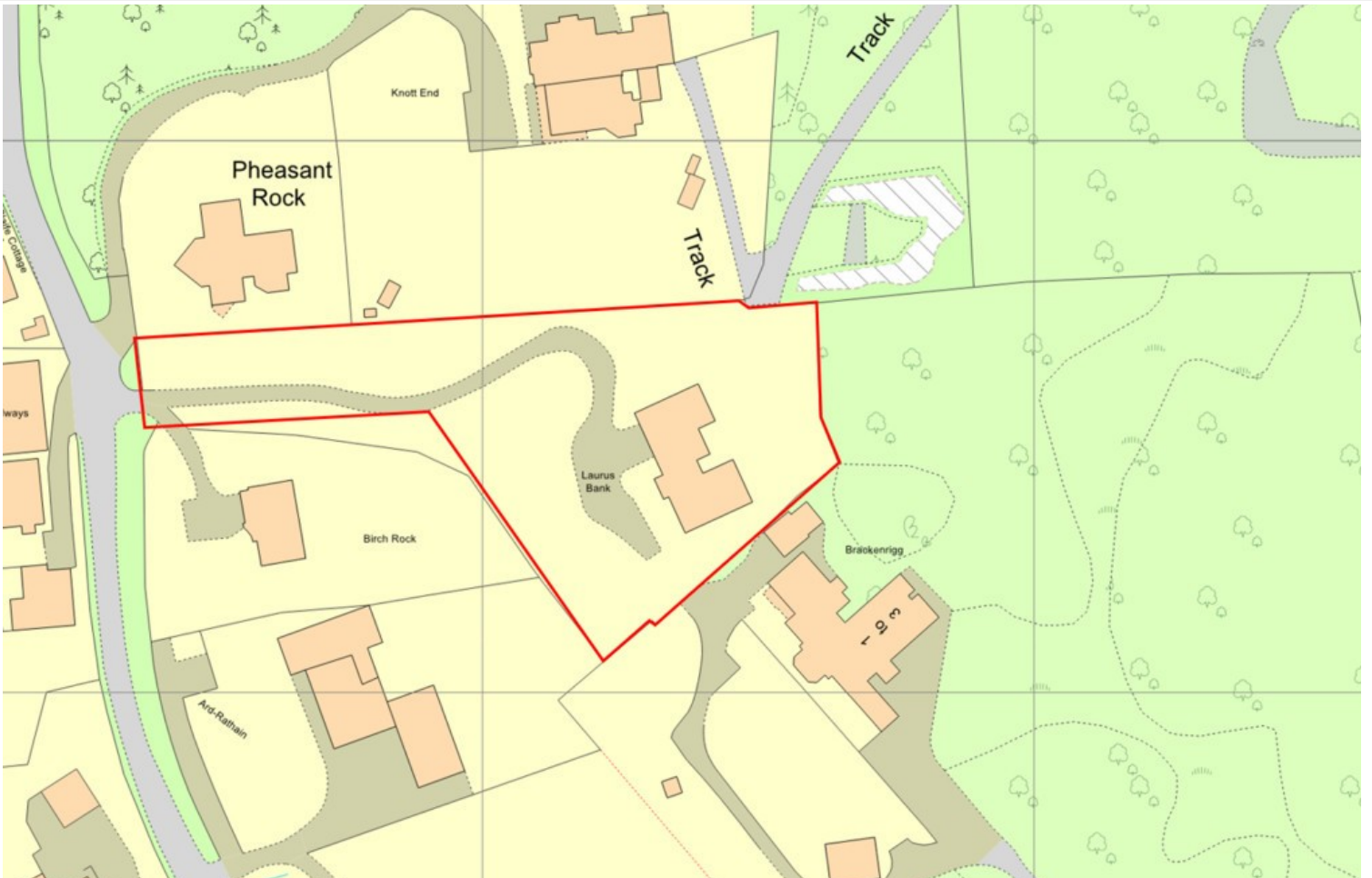
What 3 Words and Directions: ///mixers.turned.facelift

From the centre of Bowness proceed out on the A5074 Kendal Road (opposite St Martins Church) for approximately half a mile then bearing left onto Windy Hall Road. Proceed up this road and on your left you will see a house sign for Laurus Bank, proceed up the private driveway and the property is on the left.

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Rear garden



OS Plan 01283916



Garden and rear patio



Rear Patio

Request a Viewing Online or Call 015394 44461

Meet the Team

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Approximate total area^m
336.8 m²
3627 ft²

Reduced headroom
1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners..."this is a wonderful place to live with amazing views. Light, bright, quiet and very quiet, with lovely mature gardens"

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