



 Parrock Cross



Parrock Cross

Cleabarrow, Windermere, LA23 3ND

This fine traditional detached stone built Lakeland House (built 1923 by renowned local builders G H Pattinson) has recently undergone the 21st century transformation and substantial extension, now making it one of the finest homes in the area. The 2020 accommodation now briefly comprises of over 7500 sq ft with 4/5 fabulous reception rooms, 6 bedrooms, 4 bath/shower rooms, all extremely well proportioned and carried out to an exemplary specification throughout with the best quality fitments and fittings all becoming of a residence of this quality.

In addition to the main residence there is a detached 4 car garage, newly built stable which is capable of alternative use subject to planning, if so desired. This most private, yet extremely convenient location consists of just over 1.5 acres, being in a most beautiful setting adjoining open fields and with country and mountain view and giving immediate access from the front gate giving many interesting Lakeland walks. A beautiful setting, being most convenient for Windermere Golf Club, Windermere Marina and to the Lake together with excellent access to the motorway network.



Quick Overview

6 Bedrooms, 4 Reception Rooms

1.5 acres of paddock, grounds and gardens

4 Car Garage and Stable

Completely refurbished and extended

Over 7,500 sq ft luxury family accommodation



Specification

The works to the extension and complete refurbishment to Parrock Cross have been carried out with no expense spared and with the use of top quality materials, fixtures, fittings and appointments. Only internal inspection can confirm this in detail which very briefly include the use of magnificent crafted bespoke timberwork (walnut, oak and pippy oak) to doors, wardrobes with led internal lighting, fitted furniture, kitchen units etc, quality bathroom fitments (Hansgrohe, Villeroy & Boch). Gaggenau kitchen appliances with Dekton crafted work surfaces, double and triple glazed window frames and sliding patio doors, all in all very tastefully designed for modern living.

There has been installed a central Home Automation centre for TV, Sky, CCTV, 'control 4' lighting etc. A pressurised oil fired central heating system installed with large plant room incorporating 3 large cylinders and alternative wood burning boiler for use if so desired, all providing underfloor and radiator heating.



Ground Floor

Covered Feature Entrance Porch circular
Lakeland stone pillars supporting substantial
oak beamed overhang.

Reception Hall A most impressive large hallway
with Pearl White natural Matt 1m square tiling
to floor. Large under stairs store.

Cloakroom with WC Walk in store cupboard.

Specifications

Reception Hall
24' 0" x 22' 0"
(7.32m x 6.71m)





Reception Rooms

Specifications

Drawing Room
19' 0" x 18' 2"
(5.79m x 5.54m)

Sun Room
22' 1" x 18' 7"
(6.73m x 5.66m)

Formal Dining Room
18' 10" x 14' 0"
(5.74m x 4.27m)

Media Room
20' 0" x 19' 2"
(6.1m x 5.84m)

Drawing Room Portland stone feature fireplace with recessed woodburning stove. Southerly aspect over private gardens.

Sun Room Full length triple glazed patio doors to terrace. Feature tall ceiling with LED concealed lighting. Built in display cabinet. Private south facing aspect over gardens.

Formal Dining Room Pearl White 1m square tiled floor and double opening bevelled glazed doors to hall.

Media Room Large multi purpose room suitable for gym, snooker room, cinema room, library etc. Double opening doors to driveway and garden.



Absolutely Fabulous Kitchen/Family Room

Absolutely Fabulous Kitchen/Family Morning Room Over 1200sq ft of new build luxury for everyday use by all the family. Bespoke hand made units by local craftsman comprising extensive base and cocktail cupboards, built in and purpose designed worktops and appliances, 2 central units with Dekton surfaces and Gaggenau appliances briefly comprising of steam oven, conventional oven, combination microwave, triple hobs with extractors over, coffee machine, integrated full length larder fridge and freezer and wine cooler, built in larder and crockery units, 2 dishwasher drawers, semi circular breakfast bar.

All open plan to family sitting area with open aspect over garden and large dining/breakfast area. "Phenomenal".

Rear enclosed hallway with doors to front and rear garden.

Utility Room Matching bespoke wall and base units to kitchen and incorporating double bowl sink units and laundry bin, heated radiator with drying rails, 2 underbuilt 'dog' kennels.

Plant Room Viessman wood burning boiler and oil central heating boiler. 3 large hot water storage cylinders.

Specifications
Kitchen
54' 3" max x 22' 10" max (16.54m x 6.96m)
Dining Area
17' 0" x 13' 10" " (5.18m x 4.22m)
Utility Room
15' 3" x 10' 4" max (4.65m x 3.15m)
Plant Room
17' 0" x 15' 4" " (5.18m x 4.67m)





Master Bedroom Suite

On the first floor A fine oak balustraded return staircase leads to a generous landing containing shelved linen and storage cupboards.

Master Bedroom Suite A most impressive room with built in bedhead unit with side cupboards, incorporating power and USB points. Concealed remote controlled motorized lift for 56" TV, triple glazed patio door being full length to Balcony with glazed screen, luxury glide fitments and curtains. 2 fitted matching book cupboards with display shelves over.

Dressing Area with built in bespoke drawers, dressing table, 2 large wall mirrors. Open plan to:-



Specifications
Master Bedroom Suite
 24' 3" x 22' 7"
 (7.39m x 6.88m)
Balcony
 17' 4" x 4' 4"
 (5.28m x 1.32m)
Dressing Area
 23' 2" x 10' 5"
 (7.06m x 3.18m)

Fully tiled Luxury Bathroom Bergbad 'his and hers' washbasins with mirrored vanity units and Dornbracht taps, 2 heated towel radiators, Villeroy & Boch fitments comprising large bath with inbuilt 32" TV screen and speakers, WC, large shower cubicle with Hansgrohe rain shower and personal shower. Fixed 'sunshower' being an upright fixed infra red sunbed for wellbeing and heat therapy purposes.

Open plan walk in wardrobe (23'2" x 11'2") with most extensive hanging space incorporating shoe racks, long and short hanging robes, cupboards, drawers etc all made to measure and including window seat with underneath storage. 7ft square wall mirror.

All in all, a magnificent room of over 1,000 sq ft in itself, with triple aspects and views to the North, South and Eastern elevations.

Bedrooms Galore

Bedroom 2 South facing with built in furniture of wardrobes, dressing table with glass top shelves, TV points, fixed padded headboard with bedside cabinets and TV point. **En-suite shower room** White marble floor and matching wall tiling, WC, vanity unit and walk in glazed shower area with Hansgrohe fitments. Circular mirror and heated towel rail

Bedroom 3 South facing with matching fitted furniture as Bedroom 2, En-suite fully tiled shower room with illuminated mirror over vanity unit. TV point.

Bedroom 4 dual aspect double bedroom with fell and distant mountain views, 2 fitted wardrobes, cupboards and dressing table. TV wall point.

Bedroom 5 North facing towards the Lakeland fells, 2 wardrobes, bedside cabinets and overhead storage cupboards. TV point.

Family Bathroom with Villeroy and Boch fittings comprising bath, WC, vanity unit, shower cubicle with seat and rain shower and personal hair shower. Beautiful tiling and large wall mirror.

Staircase leads to 2nd floor, landing off which there are 2 large walk in rooms (13'3" x 11'10" plus 11'8" x 6'10")

Bedroom 6 A large attic style bedroom with views. Cupboard housing the Home Automation Media Centre providing TV, Sky, lighting and CCTV for the house. Jade sun bed.



Specifications

Bedroom 2
17' 5 max" x 14' 5"
(5.31m x 4.39m)

Bedroom 3
16' 3" x 14' 5"
(4.95m x 4.39m)

Bedroom 4
13' 5" x 12' 9"
(4.09m x 3.89m)

Bedroom 5
13' 5" x 10' 4"
(4.09m x 3.15m)

Bedroom 6
29' 1" x 17' 0" max
(8.86m x 5.18m)





Outside

Outside Approximately 1.5 acres, private mature gardens and grounds with substantial boundary walls providing privacy, gated driveway and large turning/parking area.

4 Car Detached Garage with personal doors to either end.

Newly built Stable block capable of use to your own personal requirements (gym, office rooms etc). Large timber store.

Outside Swimming Pool currently not in use.

Specifications

4 Car Detached Garage
54' 0" x 22' 10"
(16.46m x 6.96m)

Stable block
37' 4" x 14' 8"
(11.38m x 4.47m)

Outside Swimming Pool
30' 0" x 18' 0"
(9.14m x 5.49m)

Important Information

Services:

Mains electric, private water supply (Mains nearby), oil fired and wood boilers for central heating to underfloor system and radiators. Private drainage to newly installed drainage plant.

Energy Performance Certificate:
The full Energy Performance

Certificate is available on our website and also at any of our offices.

Council Tax Band:

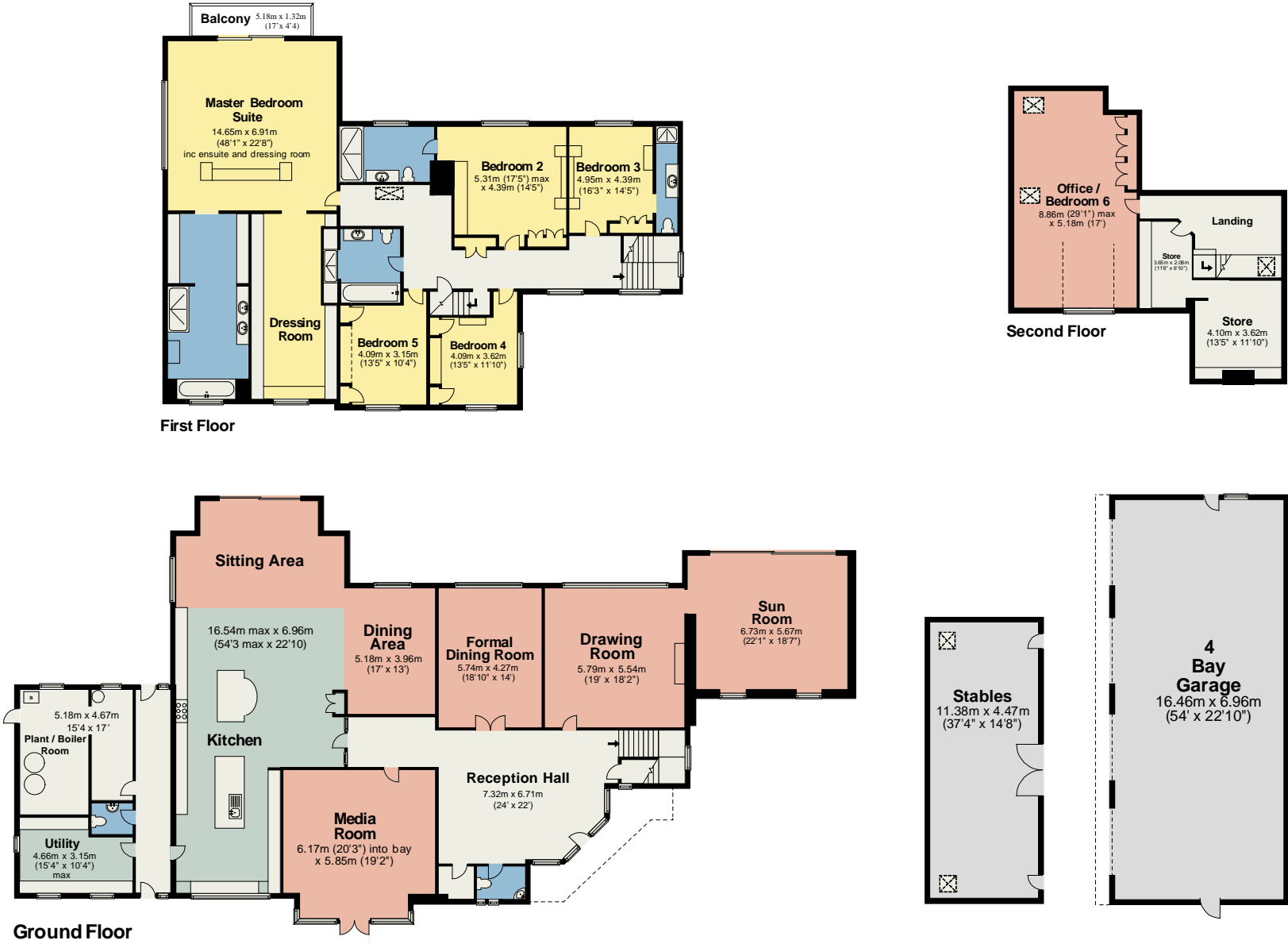
South Lakeland District Council Band H.

Tenure:

Freehold. Vacant possession upon completion.



Floorplan & Boundary Map



Total area: approx. 718.2 sq. metres (7730.9 sq. feet)
For illustrative purposes only. Not to scale. REF: W5591



Directions

Parrock Cross, Cleabarrow, Windermere, LA23 3ND

Set in most private gardens and grounds amounting to over 1.5 acres situated off the Crook Road on the outskirts of Bowness On Windermere with good access to the main road network.

From the mini roundabout in the centre of Bowness village take the road towards Kendal via Crook and shortly after passing Windermere Golf Club take the second entrance on the left. Take this country lane for 200 yards, Parrock Cross is approached by a private gateway being the only property on the right.

Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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