



## Bowness

**£550,000**

Briars Lea

Ferney Green

Bowness On Windermere

Cumbria

LA23 3ES

'Upside down' architect designed spacious layout with 23ft bright Lounge, 15ft Balcony, Kitchen-Diner, Dining / Sun Room, Bathroom, Study, integral Garage. 3 Bedrooms (2 en-suite), Boxroom, Bathroom and mature gardens. A modern family home within walking distance of the Lake.

Property Ref: W5640

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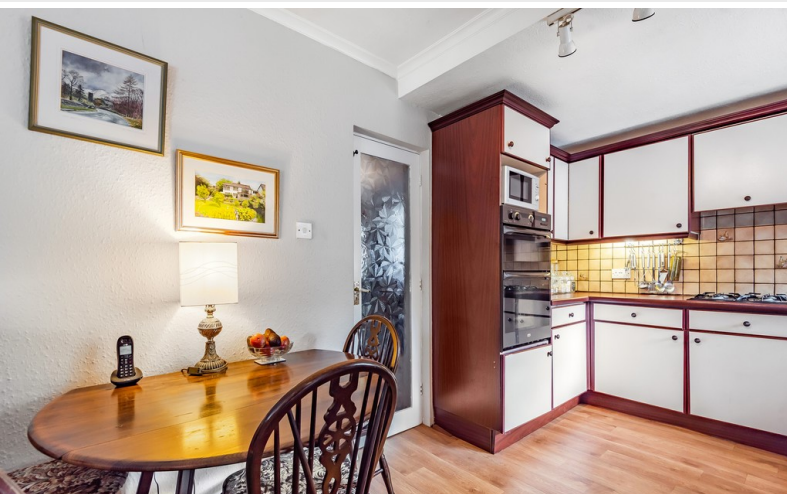
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Lounge



Lounge



Kitchen

**Description:** A modern split level link detached family house set in a popular residential area being a relatively level and convenient walk into Bowness village. The house has the benefit of being double glazed with gas fired central heating and cavity wall insulation. The family accommodation provides three good sized bedrooms, two of which have en-suite facilities plus a house bathroom and box room.

**Location:** Briars Lea is situated in a level position on the outskirts of Bowness on Windermere. From Windermere village proceed towards Bowness until reaching the lake and steamer piers. Proceed along this road (A592) until reaching the turning for Ferney Green on the left hand side (situated shortly after the Burnside Hotel entrance). Turning into the driveway, Briars Lea is the first property.

The gardens are also an attractive feature being mainly laid to lawn with terraced planted beds, mature trees and shrubs plus two paved patios and a balcony. Briars Lea is offered complete with fitted blinds and fitted carpets.

**Accommodation:** (With approximate measurements)

**Covered Porch**

**Entrance Hall** With cloaks cupboard, double linen cupboard with insulated cylinder with 'Janus' gas heater, loft hatch to part boarded roof space with access ladder and light.



Kitchen

**Large Lounge** 23' 2" x 12' 0" plus 8'8" x 4'6" (7.06m x 3.66m) A pleasant bright room with outlook over garden and over to Claife Heights. Double glazed sliding patio doors out to large paved balcony (15'0" x 11'0"). Marble fireplace with marble hearth and surround, television point. Double opening glazed doors lead to

**Sun Room/Dining Room** 11' 4" x 8' 10" (3.45m x 2.69m) uPVC double glazed dual aspect windows having attractive coloured glass motifs over. Fantasia ceiling fan, wooden flooring, four inset spotlights, wall lights.

**Kitchen** 15' 10" x 9' 10" (4.83m x 3m) Range of base and wall units with dark wood effect trim, worksurfaces, one and a half bowl sink unit, Europa double oven and Creda 4 ring gas hob with extractor fan over. Zanussi dishwasher. Integral door leads to

**Garage** 14' 4" x 9' 0" (4.37m x 2.74m) Recess with plumbing for washing machine.

**Access to Study**

**Study** 9' 0" x 8' 0" (2.74m x 2.44m)

**Bathroom** A three piece white suite comprising bath, WC and wash basin, part wall tiling.

**Staircase from the entrance hall**



Bedroom 2



Bedroom 3



Sun Room/Dining Room



Bedroom 1



Bedroom 1

#### Lower Ground Floor

**Lower Hallway** Cupboard under staircase and linen cupboard containing Johnson and Starley warm air gas boiler.

**Master Bedroom 1** (15'0" x 9'10" plus 12'2" x 8'10") A good sized double bedroom with fitted double wardrobes with cupboards over plus excellent dressing area with chests of drawers and dressing table. TV and telephone point.

Dressing Cupboard with fitted cupboard leading to

**En-suite Five Piece Bathroom** White and black marble effect suite comprising Jacuzzi bath, shower cubicle with Mira shower, pedestal wash basin, WC and bidet. Tiled walls, gold effect taps and accessories, Expelair fan, dimplex wall heater, heated towel rail and concealed ceiling lighting.

**Bedroom 2** 17' 7" x 11' 10" (5.36m x 3.61m) Double fitted wardrobe with mirrored doors. Double cupboard containing cleverly concealed stainless steel sink unit and storage cupboard for pots, pans etc. This room can be used as a self contained unit if desired.

**En-suite Shower Room** Note This shower room could also be en-suite to Bedroom 3.



Bedroom 1

**Bedroom 3** 12' 0" x 9' 1" (3.66m x 2.77m) having built-in wardrobe, vanity unit and double doors which can be closed off or used as access to the en-suite.

**Box Room** 9' 6" x 5' 0" (2.9m x 1.52m) No window.

**Outside:** In addition to the garage there is excellent driveway parking for 5 -6 cars. Planning permission was originally granted for an additional single detached garage (now out of date).

The gardens are a particular feature of this property being extremely well stocked and maintained with mature shrubs including hydrangeas, rhododendrons, heathers and camellias and apple and pear trees along with soft fruit bushes. Stone terracing and two paved patio areas being south facing sun trap and offering privacy. Lower lawned area with ornamental pond. Timber garden shed and greenhouse.



En-suite Shower Room



Bathroom



Bedroom 2



En-suite Bathroom



Garden

**Services:** Mains drainage, water, gas and electricity. For the lower ground floor only drainage goes to a septic tank which is located in the garden. Gas ducted air central heating. Note The drive on Ferney Green is privately owned by all the users so as such liability and maintenance will be split proportionately between users.

**Council Tax:** South Lakeland District Council - Band F

**Tenure:** Freehold.

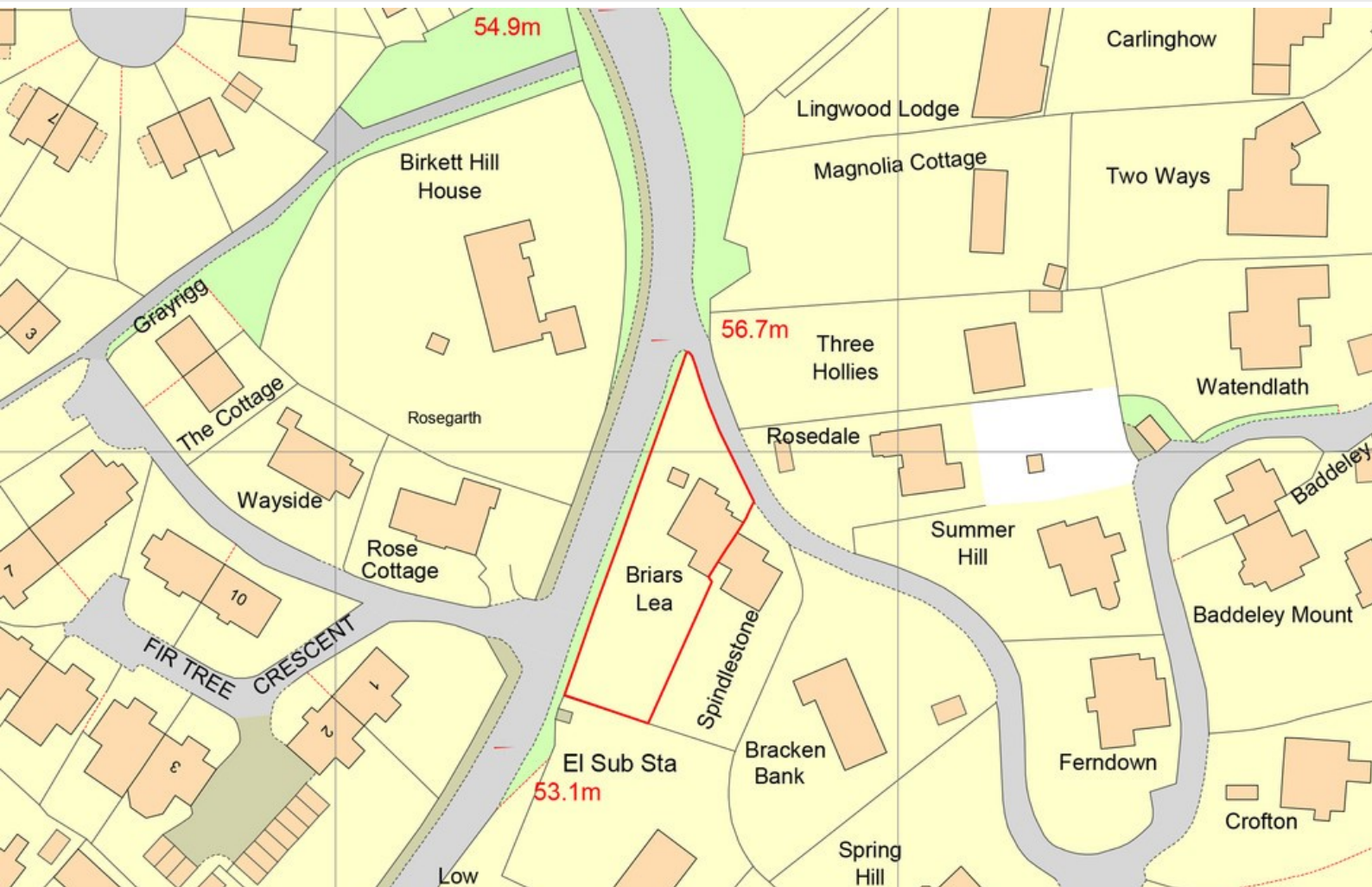
**Viewings:** Strictly by appointment with Hackney & Leigh.  
Telephone 015394 44461

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

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Garden



Ordnance Survey 00958763

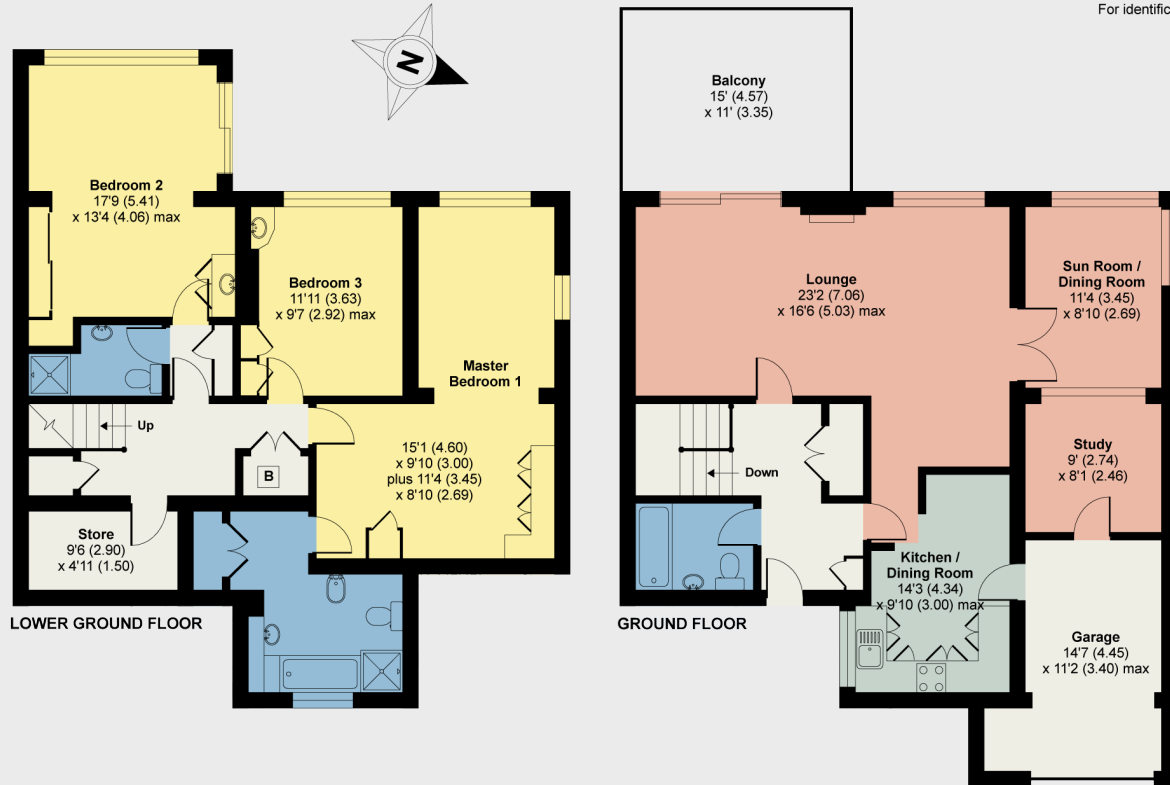
# Briars Lea, Ferney Green, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1812 sq ft / 168.3 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checon 2021. Produced for Hackney & Leigh. REF: 718568

A thought from the owners...This is a very light place to live and convenient for the Lake and Village.

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