







# Hideaway

## £1,500,000

Hideaway

Middle Entrance Drive

Bowness-On-Windermere

Windermere

LA23 3JY

A light and airy 4 bedroomed contemporary detached house with fantastic, far reaching views of Lake Windermere, manageable gardens of around 1/3 acre situated in the sought after Storrs Park area.

Designed and built in the early 1970's this home was ahead of its time with accommodation amounting to just over 3500sq ft with large open plan living clearly in the mind of the architect. The present owners have built on this by adding a stunning open plan kitchen dining area which leads into a sitting area taking advantage of views of Lake Windermere and Coniston Old Man.



Ordnance Survey Ref: 01030595





**Description:**

Built in 1972 this individually designed split level detached house makes the most of the natural light with pleasant westerly aspect together with views of Lake Windermere to the south. Set in approximately 1/3 acre of gardens, being just enough and not too large, and the split level, open plan design is perfect for family living and with the added benefit of a large balcony, which is a real sun trap in the afternoon and evenings.

The kitchen is the perfect cooking space with two Bosch ovens, a hot tap, wine fridge and fridge freezer and as you stand and cook using the induction hob you can take in the views. It is also the perfect entertaining space with seating for 6 people at the large kitchen island, as well as room for a large dining table and chairs.

The surprisingly large accommodation amounts to just over 3500sq ft and offers 4 bedrooms (3 en-suite), 2 large reception rooms plus a fantastic open plan living/dining/kitchen area which really is the heart of the house. There is also a large utility, laundry room and attached single garage.

Outside there is parking for 3 cars (although plans are drawn to improve - further details upon request), attached single garage and gardens.

A truly contemporary house, ideal for family living.

**Location:**

Within the highly popular residential area of Storrs Park and situated on a private road of equally interesting houses.

From Bowness travel south on the A591 (Newby Bridge Road) passing Windermere Marina Village on the right. Continue for just over 1/2 mile bearing left on to Middle Entrance Drive. Continue on Middle Entrance Drive for approximately 1/4 mile and the property can be found on the left just after the red post box.



Open Plan Living



Sitting Area



Lounge





Open Plan Kitchen Living



Kitchen Dining



Kitchen Dining

#### Accommodation: (with approximate measurements)

##### Entrance Hall

A fabulous entrance hall with wood double front door. Real wood flooring and Hive smart system.

##### Large open plan room

Floor to ceiling vaulted ceiling, exposed beams all creating a fantastic open view.

##### Kitchen Area 19' 6" x 16' 7" (5.94m x 5.05m)

Refitted in 2019 with mood lighting, fitted wall and base units, polished marble worktops, inset sink with hot water tap, double Bosch oven, Bosch induction hob and internal fan, fridge, freezer, wine fridge and dishwasher. Real wood flooring.

##### Sitting Area 19' 5" x 7' 8" (5.92m x 2.34m)

A dual aspect area with floor to ceiling windows and Lake views. Real wood flooring.  
Access to the balcony, a real afternoon sun trap with glass balustrade.

##### Utility 18' 10" x 12' 2 max" (5.74m x 3.71m)

(Former large kitchen before redesign). Fitted wall and base units, inset stainless steel sink unit, dishwasher, fridge, freezer, double microwave and hob with cooker hood. Real wood flooring.

##### Laundry 7' 7" x 7' 7" (2.31m x 2.31m)

Plumbing for washing machine. Door to outside.

##### Inner Hall area

Cloaks cupboard and separate WC with wash basin and extractor fan.





Balcony

1/2 flight of stairs lead up to

**Lounge** 22' 0" x 20' 2" (6.71m x 6.15m)

Another dual aspect room with exposed beams, real wood flooring, large windows again with the westerley views all year round overlooking the lake and mountains. Feature log burning stove and TV point.

1/2 flight of stairs to galleried access

**Bedroom 4** 13' 2" x 7' 9" (4.01m x 2.36m)

Velux window and eaves storage area.

**En-suite bathroom**

3 piece white suite of bath, pedestal wash basin and WC. Ladder towel rail and tiled walls.

1/2 flight of stairs from ground floor living space down to

**Family Room** 22' 0" x 20' 3" (6.71m x 6.17m)

A dual aspect room with double opening French doors to the front.

1/2 flight of stairs to



Balcony View



Family Room

**Landing**

Feature Lake District wall map.

**Master Bedroom 1** 19' 5" x 16' 10" (5.92m x 5.13m)

Overlooking the rear garden and door to patio, with winter glimpses of Lake Windermere.

**En-suite**

Above average sized room with his and hers sinks, bath, shower, WC, fitted wardrobe and Sauna.



**Bedroom 2** 16' 7" x 10' 10" (5.05m x 3.3m)

Dual aspect room overlooking side and rear gardens.

**Bedroom 3** 13' 10" x 10' 5" (4.22m x 3.18m)

Wall of windows overlooking the garden and all year round glimpses of Lake Windermere. Fitted triple wardrobe.

**En-suite**

3 piece white suite of bath, WC and pedestal washbasin, splash back tiling and ladder towel rail.

**Shower Room**

Tiled floor and part tiled walls, vanity unit, WC and shower cubicle. Extractor fan.

**Outside:**

Attached single garage with remote electric up and over door. Built in cupboard and partly boarded roof space for storage. Under the garage is a store area accessed to the rear with limited head height.

**Garage** 19' 6" x 12' 0" (5.94m x 3.66m)

**Undercroft** 18' 11" x 11' 0" (5.77m x 3.35m)

**Outside Store** With Vaillant gas combination boiler.

**Garden**

Front garden screened from Middle Entrance Drive by a beech hedge being part lawned with path and paving.

Side parking area for 3 cars (the owners did create plans to enlarge the parking area) more details on request.

Sloping lawned side garden flanked by a deep Laurel hedge for privacy and in the Spring just full of daffodils.

Tiered rear garden with level lawn and gravelled pathway.



Master Bedroom



Master Ensuite



Master Ensuite



Bedroom 3



Bedroom 2



Bedroom 4

**Services:**

Mains gas, electric, water and drainage connected, gas fired central heating to radiators, double glazed windows.

**Tenure:**

Freehold. Vacant possession upon completion.

**Council Tax:**

South Lakeland District Council - Band G.

**Viewing:**

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

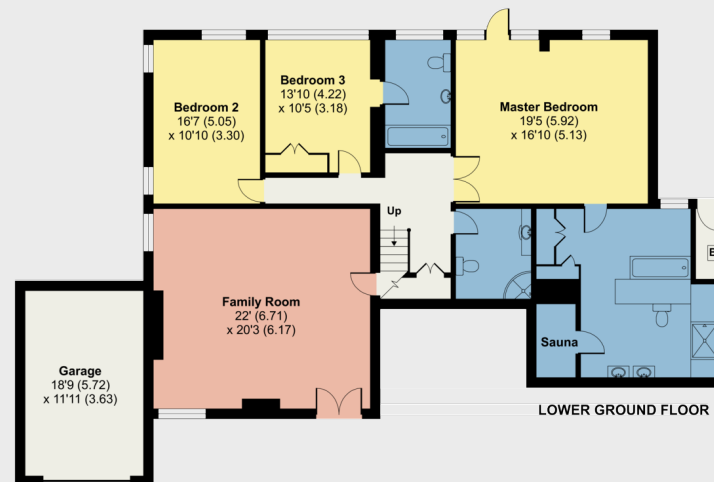
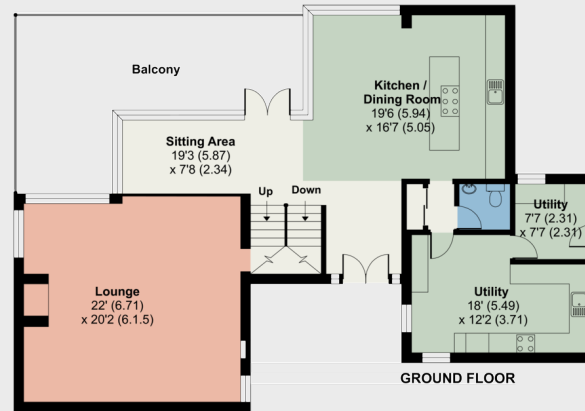
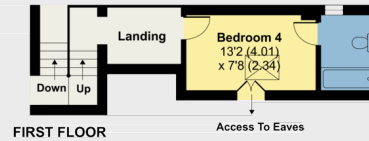
**Energy Performance Certificate:**

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

# Hideaway, Middle Entrance Drive, Bowness-on-Windermere, LA23

Approximate Area = 3640 sq ft / 338.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 830467