



Bowness on Windermere

£1,375,000

Pine Ridge, Crook Road, Bowness on Windermere, LA23 3NE

A beautifully presented substantial 5 bedroomed detached house offering manageable gardens, 2 integral garages, plenty of parking and views towards Lake Windermere from the upper rooms and only a short distance from Bowness village.

Quick Overview

5 bedroomed detached house

2 reception rooms

Quiet location yet convenient location

Gardens

Views of Lake Windermere and the Lakeland fells

Close to amenities

In good decorative order

Ideal permanent home or holiday let

Double garage and driveway parking

*Superfast Broadband Speed of 80Mbps



5



3



2



D



Superfast
Broadband



Garage &
Driveway
Parking

Property Reference: W5911



Living Room



Kitchen



View



Ordnance Survey Ref: 01092290

Description: A substantial 5 bedroomed detached house set in a quiet location on the edge of the village. The property is laid out with the main rooms being on the first and second floors taking advantage of the views of Lake Windermere and the fells. This property has been recently decorated and would make an ideal permanent home or holiday let having 5 bedrooms, with bedroom 1 having an en-suite. On the ground floor is an office with patio doors to the outside and this room gives access to the integral garages and a utility area. On the first floor is the triple aspect living room which has a wood burning stove with views to Lake Windermere and the Lakeland fells and has patio doors which lead to an outside paved area, it also has the benefit of a walk in office space. The dining kitchen is well equipped with plenty of wall and base units, built in Neff double oven, Siemens Induction hob with extractor fan over. There is also a built in Neff dishwasher and fridge and freezer. On the first floor there is also a shower room with WC, pedestal washbasin and a shower and a utility room with further wall and base units and stainless steel sink. Bedroom 5 can also be found on this floor. On the second floor you will find the rest of the bedrooms, most having views and a family bathroom having a WC, washbasin with vanity unit and freestanding bath and walk in shower. All in all this is very spacious accommodation.

Location: From the mini-roundabout in Bowness continue towards Bowness Bay bearing left onto Kendal road virtually opposite St. Martin's church. Continue along the road for approximately 1/2 a mile and turn left onto the Crook Road. Pine Ridge can be found a short way up on the right hand side.

Accommodation: (With approximate measurements)

Ground floor

Entrance Hall

Office 16' 3" x 10' 2" (4.95m x 3.1m)

Garage 1 16' 0" x 11' 0" (4.88m x 3.35m)

Garage 2 14' 0 max" x 10' 0 max" (4.27m x 3.05m)

Stairs to first floor

Landing

Living Room 27' 0 max" x 15' 3 max" (8.23m x 4.65m)

Dining Kitchen 27' 0" x 10' 10" (8.23m x 3.3m)

Utility Room 10' 0" x 9' 3" (3.05m x 2.82m)

Shower Room

Bedroom 5 10' 0" x 9' 5" (3.05m x 2.87m)

Stairs to the second floor

Landing

Bedroom 1 15' 7 max" x 15' 1 max" (4.75m x 4.6m)

Store 12' 6" x 8' 7" (3.81m x 2.62m)

En-suite

Bedroom 2 12' 8" x 11' 0" (3.86m x 3.35m)

Bedroom 3 21' 4 max" x 10' 5 max" (6.5m x 3.18m)

Bedroom 4 10' 8" x 7' 4" (3.25m x 2.24m)

Bathroom

Property Information:

Outside: To the front of the property is parking for several cars and a lawned area. To the rear of the property are steps to an attractive tiered garden, ideal for sitting out on a summers evening, enjoying a drink whilst watching the world go by and at the same time taking in the views. A gate leads onto the private drive which leads to the Linthwaite House Hotel.

Services: Mains gas, electric and water. Gas fired central heating to radiators and double glazed windows. Private drainage to shared septic tank with the neighbouring property.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council - Band G.

Viewings: 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.

What3Words:

<https://what3words.com/loaders.crunching.flow>

Notes: *Checked on <https://checker.ofcom.org.uk> 22nd March 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Office

Pine Ridge, Crook Road, Windermere, LA23

Approximate Area = 2660 sq ft / 247.1 sq m (includes garage)

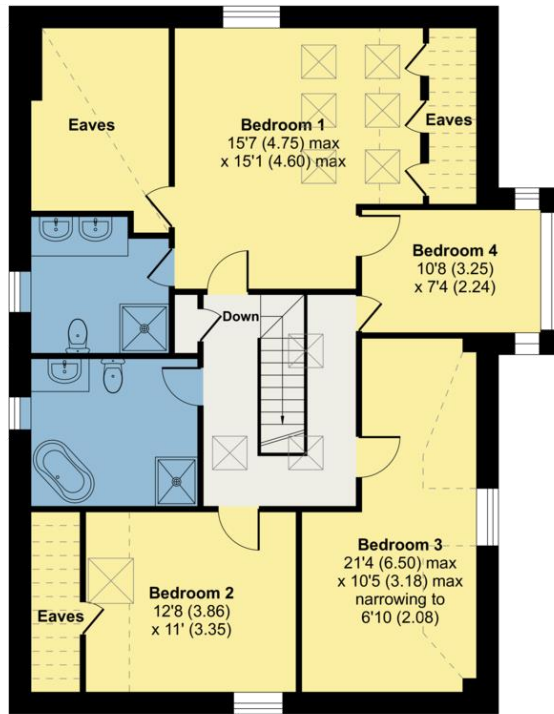
Limited Use Area(s) = 223 sq ft / 20.7 sq m

Total = 2883 sq ft / 267.8 sq m

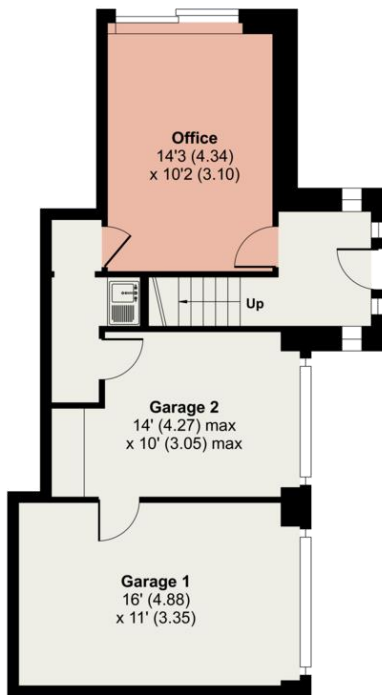
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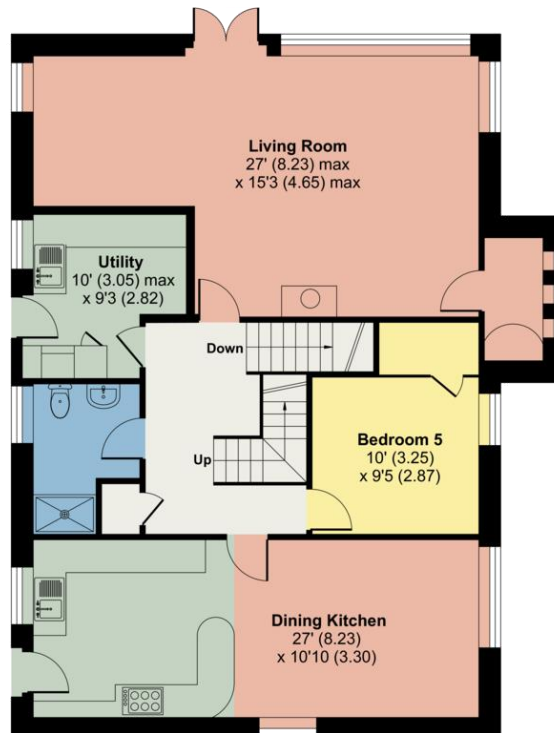
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 961064

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