





Ladyhill

Middle Entrance Drive, Storrs Park, Bowness-on-Windermere, LA23 3JY

This lovely detached house is set in beautiful gardens and grounds amounting to a little over 2/3rds of an acre, with views of Lake Windermere and the fells beyond. Set in the sought after area of Storrs Park on the private road Middle Entrance Drive.

The property is close to Bowness On Windermere and all the amenities the village has to offer, yet the house is in a quiet residential location.

Quick Overview

- A fabulous 4/5 bedroomed detached dormer bungalow
- 3 Reception rooms and 3 bathrooms
- A beautiful and peaceful semi rural location
- Large Garden with fantastic patio and water feature
- Winter views to Lake Windermere and the Lakeland Fells
- Close to all local amenities
- Immaculately presented
- An ideal family home
- Secure Gated Parking
- Superfast Broadband speed 40 Mbps*





Location

From Bowness leave south on the A592 (Newby Bridge Road) passing Windermere Marina on the right. Continue south for just over half a mile, turning left on to the private road of Middle Entrance Drive. Continue up Middle Entrance Drive and Ladyhill is approximately half way up and a few hundred yards after Meadowcroft Lane on the left hand side.

Welcome

Specifications

Living Room
17' 11" x 13' 5" (5.46m x 4.09m)

This spacious dormer bungalow provides excellent accommodation. The ground floor living room includes patio doors overlooking the rear garden and patio seating area, real fire with marble hearth and surround and real wood flooring.





Living Spaces

Specifications

Kitchen

23' 2" x 14' 2" max
(7.06m x 4.32m) max

Dining Area

12' 10" x 11' 3" (3.91m x 3.43m)

Playroom

13' 9" x 9' 10" (4.19m x 3m)

Utility Room

12' 4" x 5' 1" max (3.76m x 1.55m)

Snug

21' 6" x 14' 8" max
(6.55m x 4.47m) max



The split level kitchen/dining room is a beautiful large room with built in wall and base units, real wood work surfaces, built in sink, inset Bosch double oven and inset microwave, built in Miele fridge and freezer, inset Lamona gas hob and extractor fan over, inset dishwasher and inset Lamona wine cooler. Part tiled walls and real wood flooring, a breakfast bar and separate dining area overlooking the rear garden and patio area. From the kitchen you have an adjoining playroom with fitted cupboards and shelving. On the other end of the bungalow there is a useful utility room comprising of inset stainless steel sink unit, work surface and cupboards, plumbing for washing machine, space for tumble dryer and Drayton thermostat. Then leading into the snug having patio doors lead out onto the driveway, wall cupboards and shelving, plus storage area with shelving and also housing the Viessmann combination boiler and hot water tank.

Ground Floor Bedrooms

Specifications

Bedroom Three

15' 1" x 11' 11" (4.6m x 3.63m)

Bedroom Four

12' 0" x 9' 11" (3.66m x 3.02m)

From there, you have the main bathroom with 3 piece white suite of WC, wash basin, bath with shower over, heated towel rail, extractor fan, fully tiled walls and flooring with under floor heating. Moving into bedroom 3, a dual aspect room with view to the Lakeland fells and an ensuite shower room with WC & washbasin. Plus bedroom 4 with dual aspect and real wood flooring.







First Floor

Specifications

Bedroom One

18' 0" x 11' 0" (5.49m x 3.35m)

Bedroom Two

15' 1" x 13' 7" (4.6m x 4.14m)

Library Area

15' 0" x 10' 4" (4.57m x 3.15m)

Office/Bedroom Five

16' 2" x 12' 4" (4.93m x 3.76m)

Loft

14' 10" x 14' 2" (4.52m x 4.32m)



The first floor is split into two sections at each end of the property. Section one includes bedroom 1 with walk in wardrobe, fitted wardrobes and drawers. Patio doors leading to a balcony with views to the Lakeland Fells and glimpses of Lake Windermere. Also including an ensuite bathroom with 3 piece white suite of WC, washbasin, bath with shower over. From there you enter bedroom 2 with views to the Lakeland fells, fitted wardrobes and drawers and inbuilt storage cupboard.

At the other end of the property, section two of the first floor comprises of a library room with shelving and built in cupboards. Plus the office/bedroom 5 with built in drawers and desk. Both rooms benefit from glimpses of lake Windermere from the Velux windows. The snug also has stairs leading to a convenient loft space with shelved walls and electric connected.



Outside

Finally, Ladyhill has a spectacular outside area with electric gates at the front entrance with parking for 3 to 4 cars. Beautiful gardens to the rear and side of the property which amount to a little over 2/3rds of an acre with large lawned area, central seating and various plants and shrubs. The rear of the property boasts a stunning water feature and tiered patio sitting out areas. Various shrubs, plants and trees along with vegetable plot and views to the Lakeland fells.

Important Information

Services:

Mains gas, water, drainage and electricity. Double glazed windows and gas fired central heating. There is CCTV throughout the gardens and house along with an alarm system.

Energy Performance Certificate:

Available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band G.

What3Words:

//caravans.atlas.happily

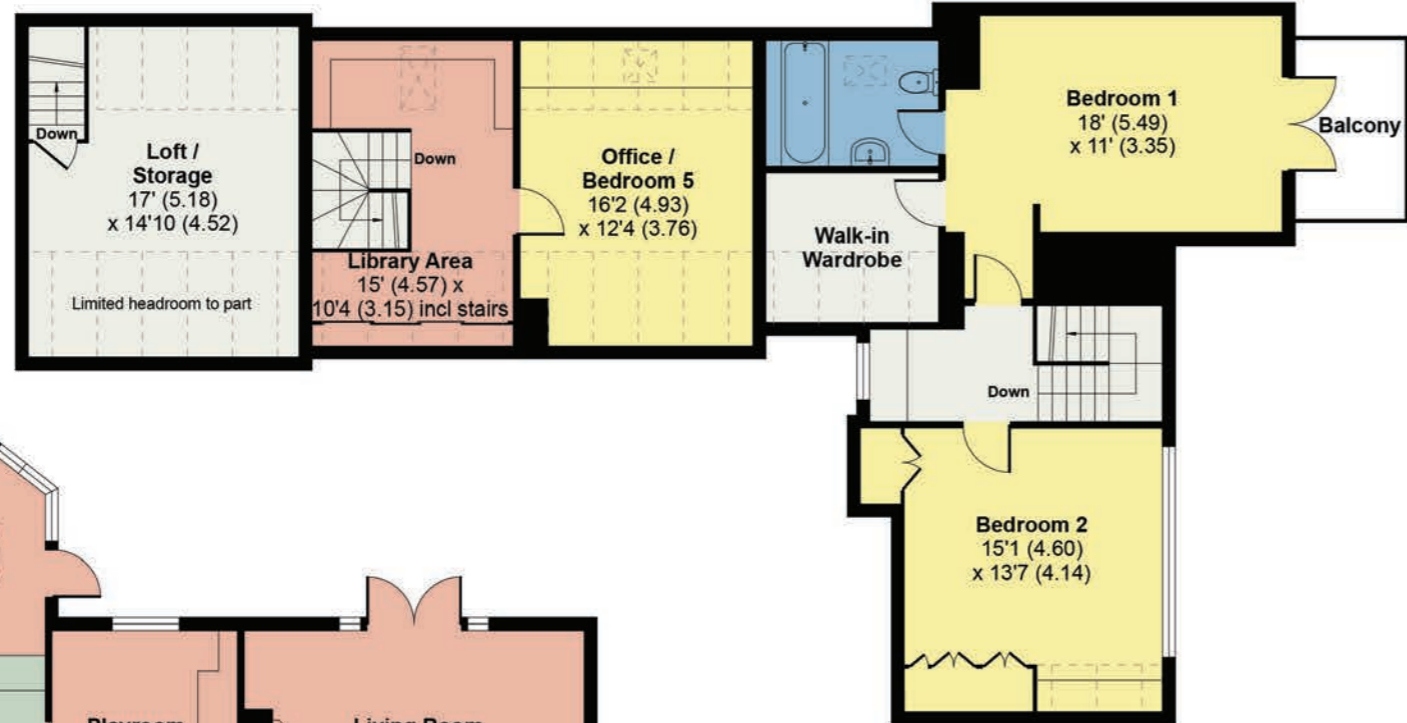
Tenure:

Freehold. Vacant possession upon completion.





Denotes restricted head height



GROUND FLOOR



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

Call us on 015394 44461

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