



Ferney Cross Kendal Road, Bowness-On-Windermere  
£875,000





## Ferney Cross Kendal Road

### Bowness-On-Windermere

Ferney Cross offers a rare opportunity to own a piece of history within the central portion of a Grade II Listed traditional Lakeland house sitting in a lovely elevated position on the fringe of the charming village of Bowness-on-Windermere. Boasting superb and breath-taking panoramic views that stretch beyond Windermere to Belle Isle and the majestic Lakeland fells including the iconic Fairfield Horseshoe. The property which dates back to the 19th Century, exudes character and charm with its original features, and from the moment you step inside, you are greeted by the exquisite details such as curved features and doors, high ceilings, sash windows, cornices, period tiles, wooden floors and a sweeping staircase that whispers stories of yesteryears.

The reception hall leads to two grand reception rooms, each with French doors opening onto the covered veranda with original tiling. There is a fitted kitchen with modern conveniences including an electric oven and dishwasher and adjacent utility room housing the gas central heating boiler and with ample space for laundry and fridge/freezer together with a pantry. The property also features a tanked cellar with two spacious rooms, ideal for a home gym or a wine store with beautiful curved ceiling. Upstairs, four double bedrooms await, with two enjoying splendid views, two with fitted wardrobes and one with an en suite shower room, and a family bathroom. There is also a ground floor cloakroom, and an office accessed by an independent staircase. In all providing ample living space for a growing family.

The extensive outdoor space includes a sweeping lawn and covered veranda to the rear enjoying the fabulous views. To the front is a patio area with a pizza oven, the perfect spot to relax and unwind whilst hosting al fresco dining. There is parking for at least six vehicles on the recently resurfaced drive and a timber garage that presents potential for conversion into more desirable garaging, subject to any necessary consents.

With an abundance of outdoor space and remarkable views, Ferney Cross is a retreat for those seeking the perfect blend of heritage charm and modern comfort in a picturesque Lake District setting.

- Stunning views over Lake Windermere & distant fells
- Family bathroom with shower over the bath, ground floor cloakroom, office/store accessed by independent staircase
- Grade II Listed home
- Original house built early 19th Century
- French doors from lounge & dining room on to the covered veranda
- Fitted kitchen and adjacent utility room with ample room for laundry, fridge, freezer and has a pantry
- FOUR double bedrooms, two with splendid views
- Ample parking for at least 6 vehicles on recently resurfaced drive
- Tanked cellar - excellent potential to convert to a gym and/or wine store
- Substantial gardens with sweeping lawn
- Stunning covered porch with original tiling

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





## GROUND FLOOR

### RECEPTION HALL

23' 6" x 10' 1" (7.16m x 3.07m)

### SITTING ROOM

21' 11" x 14' 11" (6.67m x 4.56m)

### DINING ROOM

14' 11" x 14' 1" (4.55m x 4.29m)

### KITCHEN

13' 10" x 7' 3" (4.21m x 2.22m)

### UTILITY ROOM

15' 0" x 6' 4" (4.57m x 1.93m)

### INNER HALL

9' 0" x 7' 3" (2.75m x 2.22m)

Both max measurements.

### CLOAKROOM

5' 5" x 3' 8" (1.64m x 1.11m)

### FIRST FLOOR OFFICE/STORE

7' 7" x 6' 4" (2.31m x 1.92m)

### FIRST FLOOR LANDING

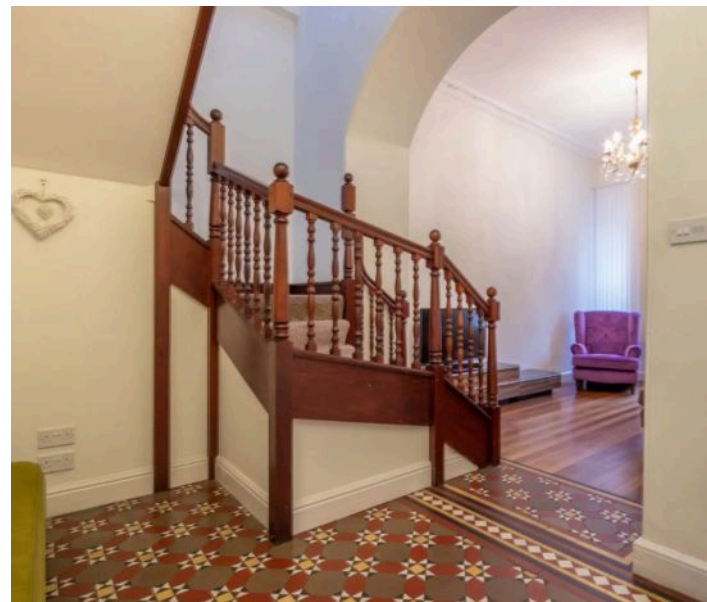
11' 5" x 6' 0" (3.47m x 1.84m)

### PRINCIPAL BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m)

### EN SUITE

7' 7" x 6' 5" (2.30m x 1.96m)



**BEDROOM**

16' 0" x 14' 10" (4.88m x 4.53m)

**WALK IN WARDROBE****BEDROOM**

15' 3" x 14' 0" (4.66m x 4.27m)

**BEDROOM**

11' 3" x 7' 6" (3.42m x 2.28m)

**BATHROOM**

7' 10" x 7' 9" (2.40m x 2.37m)

**LOWER GROUND FLOOR****CELLAR**

9' 4" x 7' 4" (2.85m x 2.23m)

**CELLAR ROOM 1**

14' 11" x 13' 8" (4.55m x 4.16m)

**CELLAR ROOM 2**

14' 11" x 7' 6" (4.54m x 2.28m)

**EPC Rating E****COUNCIL TAX CURRENTLY BAND G****TENURE: Freehold****SERVICES**

Mains electric, gas, water and drainage.

**DIRECTIONS**

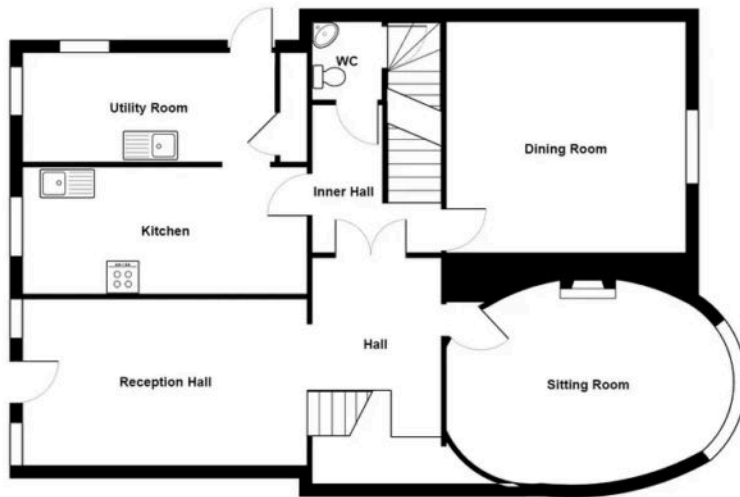
From Windermere head south on New Road towards Bowness-on-Windermere and at the mini roundabout in the centre of the village take the first exit on to the A592. Take the next turning left on to the A5074 Kendal Road continuing along this road for approximately 1/2 mile. The driveway for Ferney Cross can be found on your right hand side opposite the turning for Windy Hall Road, Ferney Close is located to the right hand side.

**WHAT3WORDS:**dignify.outcasts.trackers





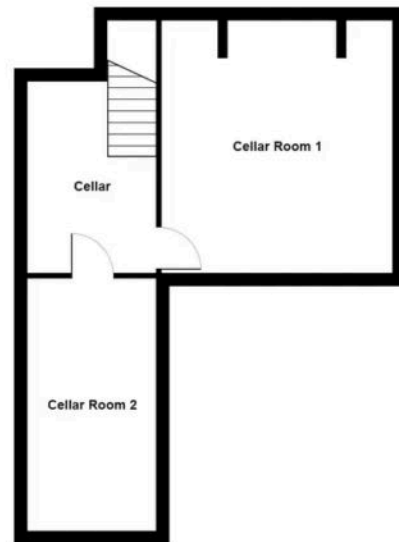




Ground Floor



First Floor



Cellar



Office / Store

Ferney Cross, Kendal Road, Bowness-On-Windermere

Total Area: 230.3 m<sup>2</sup> ... 2479 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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# THW Estate Agents

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