







The Crosses

Windermere, LA23 1JU

This delightful 4 bedroomed Grade II listed detached farmhouse is set in a quiet, calming location with beautiful roses clambering above the main door and is surrounded by lovingly planted cottage gardens sitting to the front, side and rear and with the sound of a babbling beck running through the adjoining field. The property is truly a wonderful sight.

Quick Overview

4 Bedroomed detached farmhouse
2 reception rooms and 3 bathrooms

Peaceful location

Large garden including an separate field
and woodland area

View to open field and Lakeland fells

Within driving distance of amenities and
transport

In good decorative order

Ideal family home, 2nd home or holiday
let

Garage and parking for several cars

FTTC broadband







Location

The Crosses is set on a hillside overlooking the Lakeland Fells, with glimpses of the lake, and is in the perfect location from which to discover Lakeland's interesting landscape with many walks from the front door. From Windermere, proceed towards Ambleside on the A591 to the roundabout at Cooks House Corner. Turn right, signposted A592 Kirkstone Pass, and after approximately 1/3 mile, turn right. Continue up the hill past Chapel Ridding and the entrance to the driveway leading to the property can be found on your left at the top of the hill.

The Crosses is set in a quiet countryside location which leads to the A591 and motorway access and is within 5 minutes of shops, schools and all amenities of Windermere. This delightful farm house is a rare gem, combining luxury living with the natural beauty of the Lake District. Don't miss the opportunity to make this exquisite house your home.





Welcome

Nestled in the heart of the Lake District, The Crosses, off Patterdale Road, Windermere, is a truly exceptional property that offers a perfect blend of traditional charm and stunning scenery. This exquisite 4 bedroomed detached farmhouse is set within beautifully landscaped gardens, providing a serene and private sanctuary with breathtaking views of the surrounding fells and open fields. The property also benefits from owning the field immediately behind, amounting to 1.91 acres and 1.7 acres of woodland which could be suitable for providing self catering holiday accommodation units subject to planning. You can also find additional gated parking for approximately 4 to 5 cars.









Peaceful & Inviting

Upon entering this Grade II listed property you are welcomed into a well-appointed kitchen with a multifuel stove complimenting this room and creating an inviting ambience. The kitchen comprises of integrated electric oven, built in gas hob with extractor, integrated Beko dishwasher, fridge and freezer.

The ground floor boasts two spacious reception rooms, each offering picturesque views of the gardens to the front. These rooms are perfect for entertaining guests or enjoying quiet family moments. The sitting room features a large multi-fuel stove, making it an ideal spot to unwind on chilly evenings.

The dining room offers a fantastic space for hosting dinner parties and has a window seat overlooking the well-stocked front garden and a gas fire which sits beneath a wooden mantel.

There is also a handy utility room on the ground floor, having space for a washing machine and dryer, ample cupboard storage and a stable door which leads to the private rear garden.

Specifications

Sitting Room

18' 3" x 15' 10" inc. stairs
(5.56m x 4.83m)

Dining Room

16' 4" max x 11' 4" max
(4.98m x 3.45m)

Kitchen

16' 3" x 11' 0" (4.95m x 3.45m)

Utility

14' 2" x 6' 5" (4.32m x 1.96m)







A Haven of Tranquility



Specifications

Bedroom 1

18' 1" max x 17' 8" inc. en-suite
(5.51m x 5.38m)

Balcony

9' 7" x 5' 2" (5.51m x 5.38m)

Bedroom 2

18' 4" max x 11' 10" inc. en-suite
(5.59m x 3.61m)

Bedroom 3

16' 7" x 11' 6" (5.05m x 3.51m)

Bedroom 5

10' 2" x 10' 0" (3.1m x 3.05m)

Upstairs, Bedroom 1 is a haven of tranquillity, complete with an en-suite shower room, balcony and stunning views over open fields and the Langdale Pikes, it is currently used as a second sitting room. Bedroom 2 has an en-suite bathroom with a whirlpool bath and a handy walk-in wardrobe. Bedrooms 3 and 4 can also be found on the first floor via a second staircase, along with a family bathroom comprising a whirlpool corner bath, WC, pedestal washbasin and mirrored medicine cabinet.













Picturesque Views

Outside is ample parking and a large integrated garage with electricity supply. The gardens which surround the property are well kept and have an abundance of shrubs, borders and trees leading onto an orchard. The garden has been nurtured by the current owners and is ablaze with colour in the spring and summer months. A useful outbuilding sits in the garden and is used by the current owners as a workshop/store but with the usual planning consent could possibly be extended and used as an annexe, office or gym with an outside seating space.

Important Information

Services:

Mains electricity and water supply. LPG gas heating and shared septic tank.

Please note that due to update 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 made be able to assist.

Council Tax:

Westmorland and Furness Council - Band G.

Tenure:

Freehold. Vacant possession upon completion.

What3Words:

//consoles.pool.shrimp

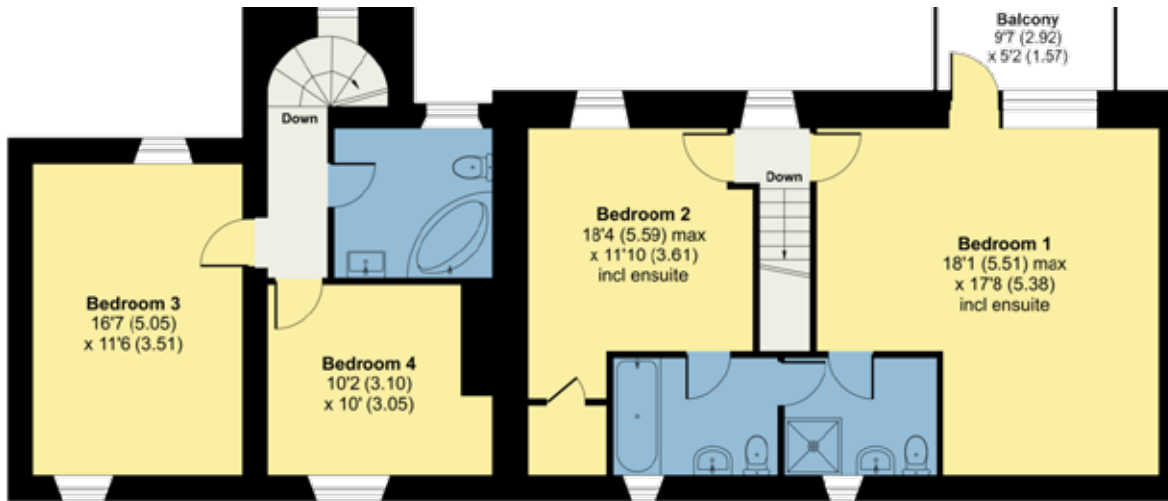
Energy Performance Certificate:

The property is Grade II listed and does not require an energy performance certificate.

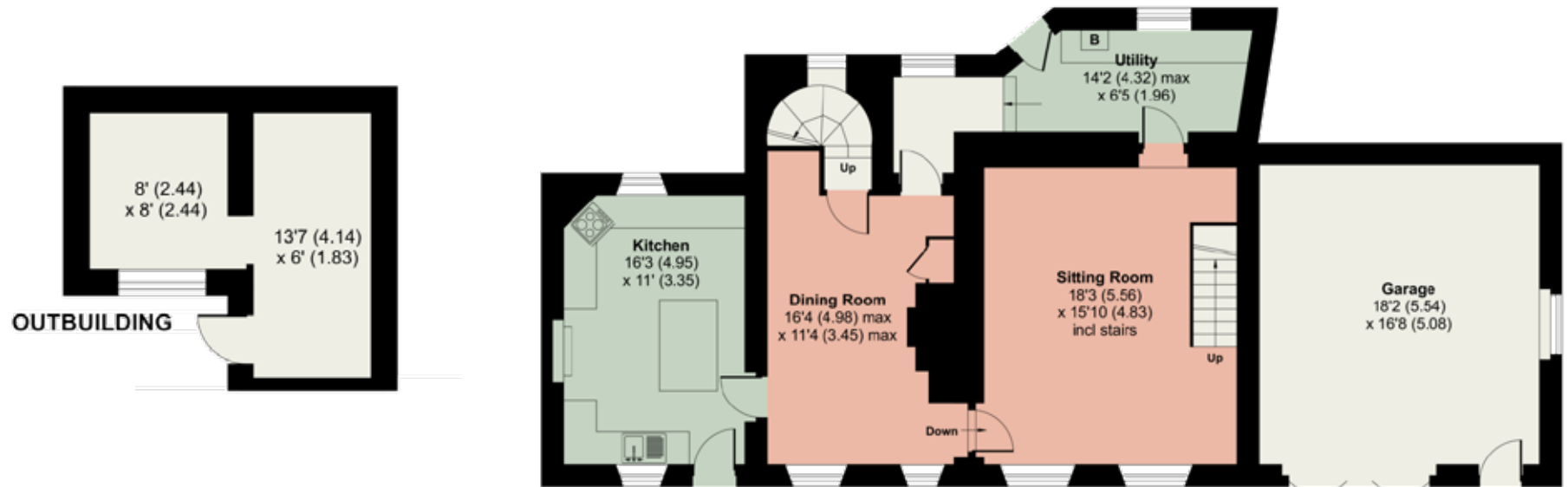


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Approximate Area = 1962 sq ft / 182.2 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 148 sq ft / 13.7 sq m
Total = 2419 sq ft / 224.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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