



 The Hermitage



The Hermitage

Helm Road, Windermere, LA23 2HS

Welcome to The Hermitage, a truly enchanting retreat nestled on Helm Road in the picturesque village of Bowness On Windermere. This exquisite 4 bedroomed detached property along with a separate annexe, offers a unique blend of charm and elegance, set within the heart of the Lake District, one of the UK's most sought-after locations.

Quick Overview

4 bedroomed detached house plus 1 bedroomed attached cottage

5 reception rooms and 4 bath / shower rooms

Private, quiet location

Large garden

No chain

Close to amenities

In reasonable condition

Ideal permanent residence or investment property

Ample parking

Superfast broadband



Location

With its prime location, The Hermitage is just a short stroll down the hill to the vibrant village of Bowness, where you can explore charming shops, cafes, and restaurants. This property truly offers the best of both worlds – a serene retreat with easy access to local amenities.

Don't miss the opportunity to make The Hermitage your new home. Experience the magic of Lake District living in this exceptional property. Contact us today to arrange a viewing and step into a world of elegance and tranquillity.

Welcome

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As you approach The Hermitage up the grand driveway, where there is parking for numerous cars, you are greeted by its impressive façade, a testament to timeless architecture and meticulous craftsmanship. The property boasts a spacious layout, perfect for both family living and entertaining guests. With its generous living spaces, this home offers a seamless flow between rooms, creating a warm and inviting atmosphere.





The Heart of the Home

A grand large entrance porch with wooden beams takes you into a large entrance hall, which has an open fire with stone surround and slate hearth. The heart of the home is undoubtedly the lounge with open fire, where cosy evenings can be enjoyed. Off the lounge is a large sun room currently used as a gym and which has access to the rear patio area.

Specifications

Living Room
27' 3" x 23' 02 max into bay
(8.31m x 7.01m)



Reception Rooms

Also on the ground floor you will find a cloakroom with WC and washbasin, a further 2 reception rooms both with open fires which are currently used as a games room and a music room, but could be utilised as a dining room or a further sitting room, as well as an office with shelving ideal for working from home.





A Chef's Delight

The kitchen is a chef's delight, featuring modern appliances of a built in Stoves oven with inset induction hob and extractor over, space for a dishwasher and fridge freezer and ample wall units, base units and counter space, making meal preparation a joy. Whether you're a culinary enthusiast or simply enjoy a morning coffee, this kitchen will inspire your inner chef. A handy utility room can also be found on the ground floor with wall and base units, glass display shelving and space for a fridge/freezer and further dishwasher. From this area is a door which leads to a rear porch and a further patio seating area.

A door leads to the lower ground floor where you can find the boiler room, housing the Tribune II hot water cylinder and the Ferroli gas central heating boiler, and 3 further large cellar rooms.

Specifications

Kitchen
10' 9" x 10' 3" (3.28m x 3.12m)

Dining Area
10' 10" x 9' 6" (3.3m x 2.9m)

Utility Room
9' 1" x 8' 2" (2.77m x 2.49m)

Comfort & Relaxation

The Hermitage offers four large bedrooms in the main house with bedrooms 1 & 2 being dual aspect, both having en-suite bathrooms. All rooms are designed with comfort and relaxation in mind. A family bathroom can also be found on this floor which consists of WC, bath and shower.

Specifications
Bedroom One 22' 3" into bay x 13' 5" max (6.78m x 4.09m)
Bedroom Two 13' 10" x 12' 11" (4.22m x 3.94m)
Bedroom Three 13' 9" x 13' 0" (4.19m x 3.96m)





A Peaceful Oasis

Outside, the property is enveloped by gardens, woodland and patio seating areas, amounting to approximately 1 acre, providing a peaceful oasis for outdoor relaxation and alfresco dining. The mature trees and vibrant flowers create a picturesque setting, while a large shed offers excellent storage.

The Cottage

The property also benefits from having a separate cottage which has an open plan living/kitchen, which is dual aspect and has Zanussi integrated electric oven, inset Zanussi electric hob with extractor over and wall and base cupboards. There is also an en-suite bedroom which is also dual aspect and has a WC, washbasin and bath with shower over. There is ample storage space housing the Worcester gas boiler.





Important Information

Services:

Mains gas, water, electricity. Work is in progress to connect the mains sewer, to be completed prior to a change in ownership.

Council Tax:

The Hermitage - Westmorland and Furness Council - Band G.
Hermitage Cottage - Westmorland and Furness Council - Band B

Tenure:

Freehold. Vacant possession upon completion.

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.

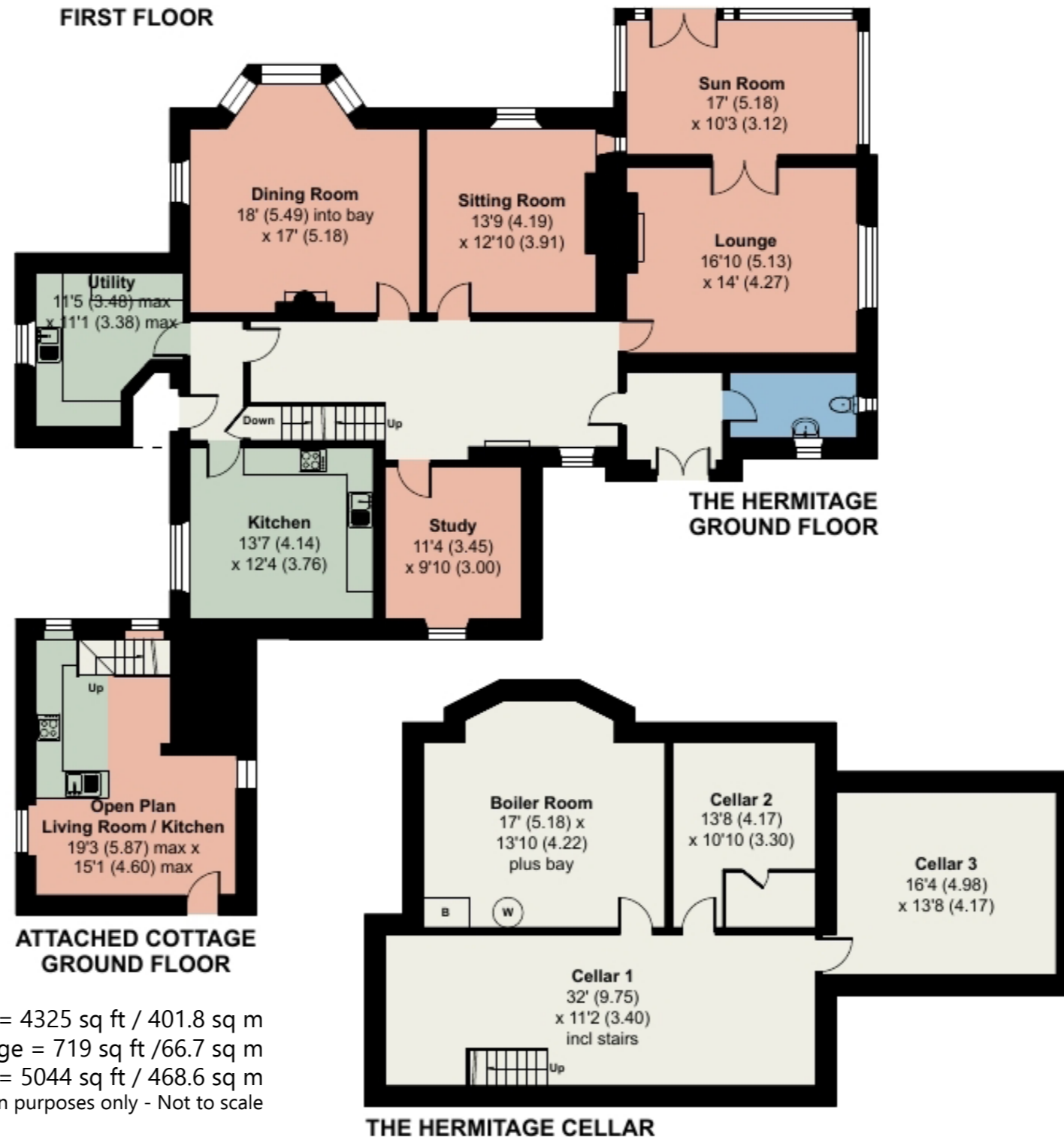
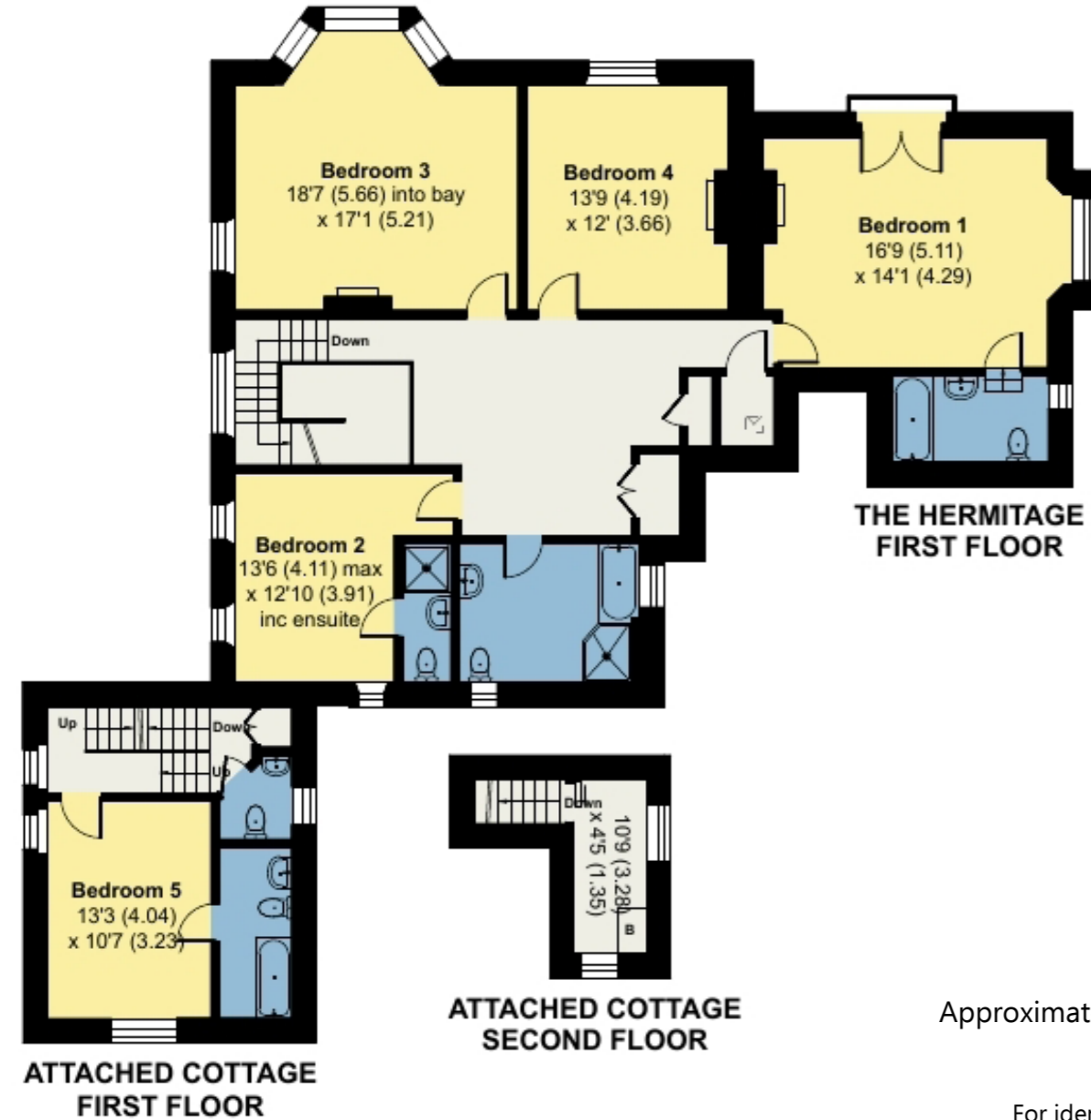
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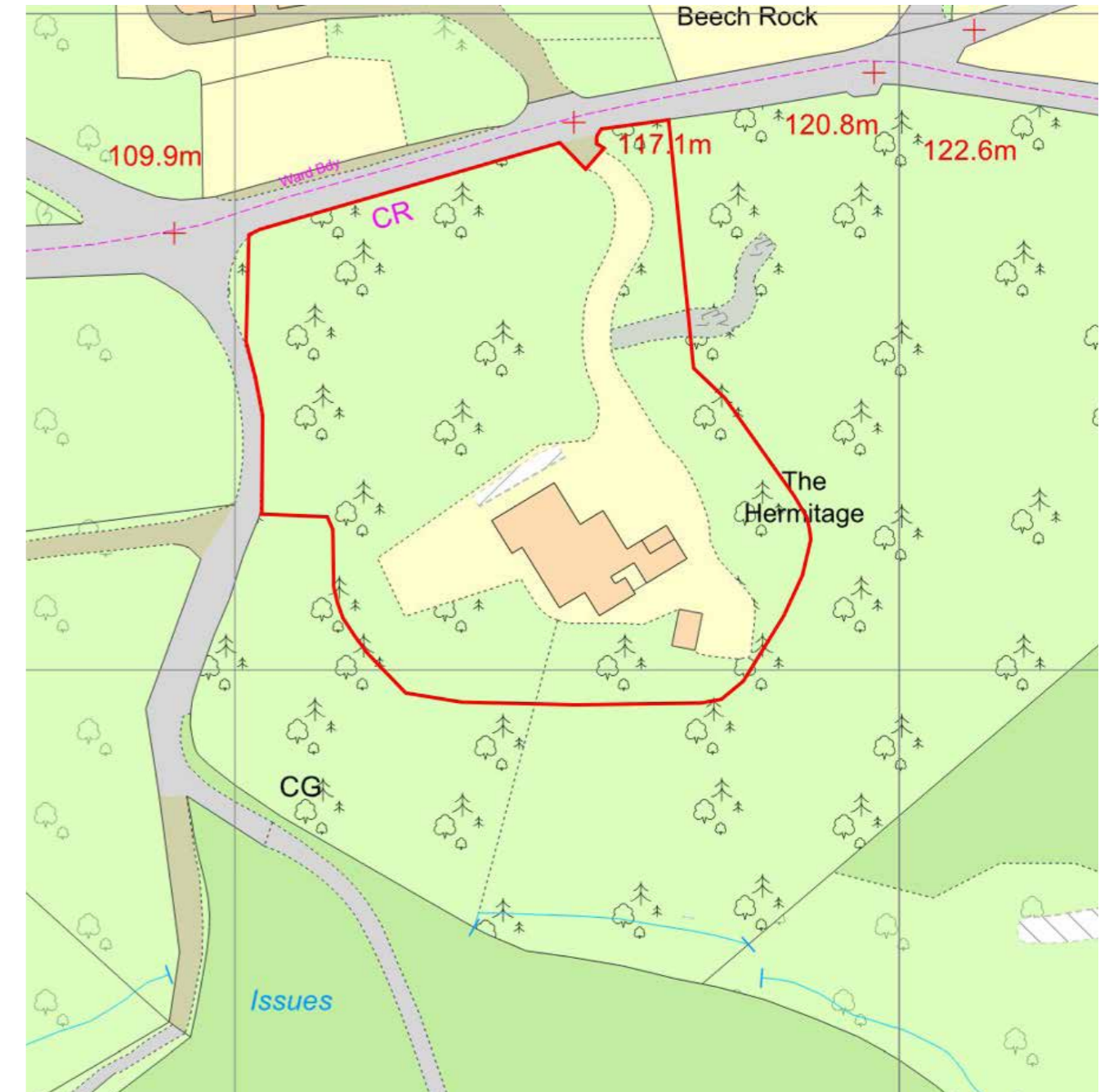
Directions:

The property is surprisingly close to the village and yet set in a wooded secluded position which feels very private. From Windermere proceed down New Road, continuing at Lake Road, passing the Police Station on the left, continue for approximately 1/4 mile bearing left onto Biskey Howe Road. Continue along Biskey Howe and up the hill to the top and then bear left. At the cross roads turn left and the entrance to the Hermitage can be found on the right.

Floor Plan & Boundary



Approximate Area = 4325 sq ft / 401.8 sq m
 Cottage = 719 sq ft / 66.7 sq m
 Total = 5044 sq ft / 468.6 sq m
 For identification purposes only - Not to scale



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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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