



Beech House Newby Bridge Road, Windermere  
£2,200,000



## Beech House Newby Bridge Road

Windermere

An impressive detached family home commanding an elevated position with views over Lake Windermere, in one of the most sought after locations within the Lake District National Park with its very own access to England's largest lake.

This detached residence boasts two reception rooms including a substantial sitting room with a feature bay window with lake views and patio doors leading onto an elevated paved seating area also benefiting of lake and mountain views. The property features a fitted kitchen with a pantry and access to the charming sunroom, creating a seamless flow between indoor and outdoor living spaces. The four double bedrooms offer ample space for a growing family, with one bedroom benefitting from an en-suite bathroom.

The outside space of this property is truly a nature lover's paradise, with extensive and beautiful grounds that span up to 4 acres of woodland and meticulously landscaped gardens. The outdoor area features lush lawns, a paved patio seating area for al-fresco dining, serene ponds, established trees, hedges, and a variety of planted beds bursting with colourful flowers. The gardens offer complete privacy, ensuring a peaceful retreat from the hustle and bustle of every-day life, with no neighbours overlooking the property. Additionally, directly over the road from the property is the lake frontage with pedestrian access only to a private jetty along with a shed. The property also benefits from ample driveway parking and a garage, ensuring convenience and security for multiple vehicles. With such a stunning combination of elegance, natural beauty, and potential for personalisation, this property presents a unique opportunity to create a dream home in an idyllic setting.

- Detached family home over looking Lake Windermere
- Two reception rooms with a substantial sitting room with bay windows and a dining room
- Fitted kitchen with pantry and access to the sun room
- Four double bedrooms with one having an en-suite bathroom
- Impressive grounds with gardens, woodland and a private jetty
- Garage parking and ample driveway parking
- Lake and Mountain Views
- 4 stunning acres of land
- Easy access to the local towns amenities and links to the rest of the Lake District National Park
- Road links to the M6 Motorway

**DIRECTIONS:** Proceed south from Bowness-on-Windermere along the A592 and after approximately 3.5 miles you will pass The Beech Hill Hotel on the right. Immediately after the hotel is a public car park on the right, pass this slowly and then take the left up a long driveway to the end to find Beech House.

**WHAT3WORDS:**///hinders.blotchy.pianists

**COUNCIL TAX:** Currently Band G

**TENURE:** Freehold

**EPC RATING:** F





**GROUND FLOOR**

**PORCH**

6' 6" x 4' 11" (1.97m x 1.50m)

**ENTRANCE HALL**

14' 5" x 5' 9" (4.39m x 1.76m)

**SITTING ROOM**

20' 0" x 14' 5" (6.10m x 4.39m)

**DINING ROOM**

15' 2" x 12' 4" (4.62m x 3.76m)

**KITCHEN**

14' 2" x 11' 6" (4.33m x 3.50m)

**PANTRY**

8' 1" x 3' 2" (2.46m x 0.97m)

**SUN ROOM**

26' 0" x 9' 11" (7.92m x 3.01m)

**CLOAKROOM**

3' 10" x 3' 2" (1.16m x 0.96m)



**FIRST FLOOR**

**LANDING**

21' 6" x 7' 7" (6.55m x 2.30m)

**BEDROOM**

14' 4" x 12' 5" (4.37m x 3.79m)

**EN-SUITE**

7' 8" x 6' 7" (2.34m x 2.00m)

**BEDROOM**

11' 6" x 10' 6" (3.50m x 3.19m)

**BEDROOM**

10' 6" x 9' 10" (3.19m x 3.00m)

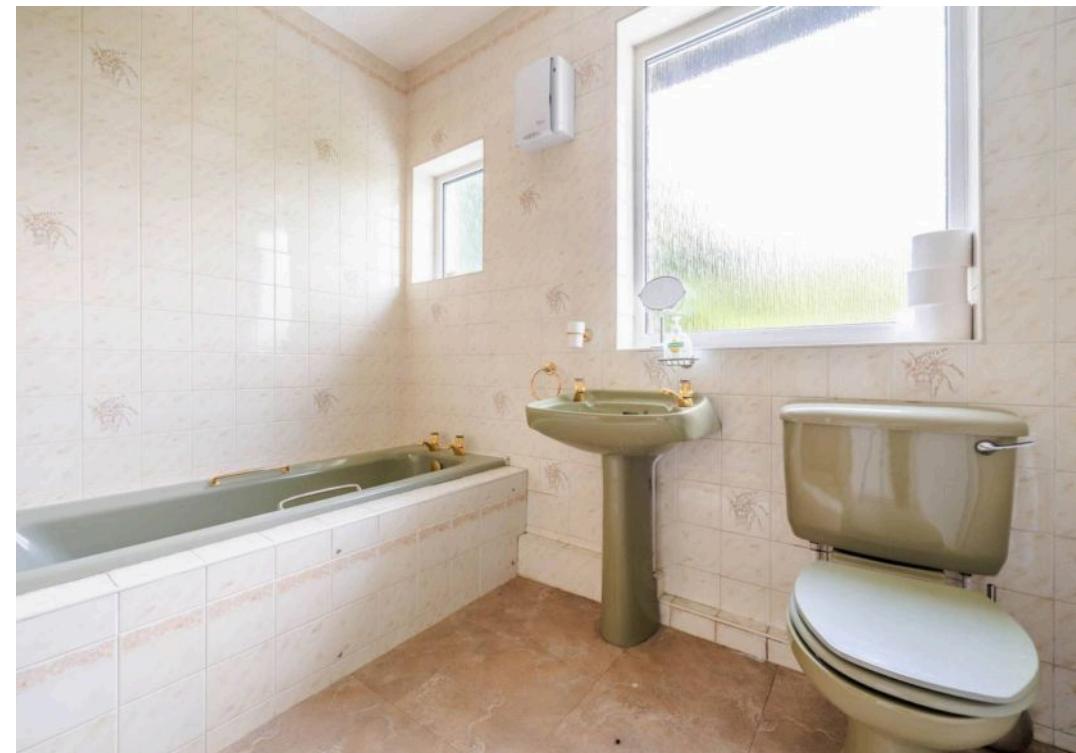
**BEDROOM**

11' 3" x 8' 7" (3.43m x 2.62m)

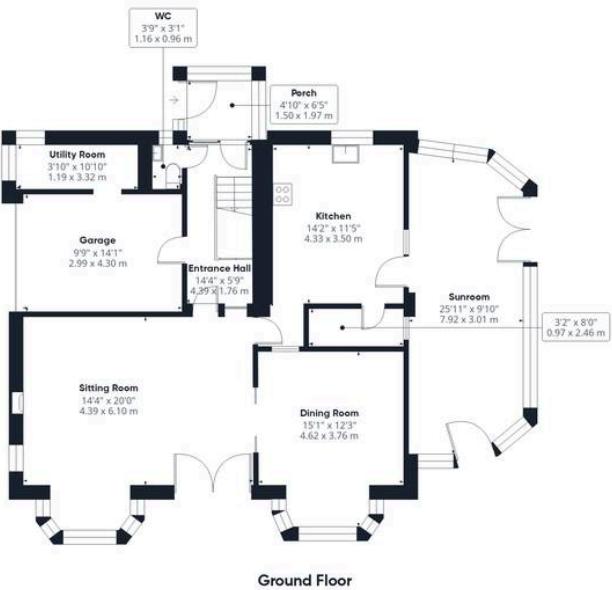
**BATHROOM**

8' 7" x 8' 0" (2.62m x 2.44m)









Approximate total area<sup>(1)</sup>

2070 ft<sup>2</sup>

192.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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