



Myrtlefield
Storrs Park | Bowness-on-Windermere | The Lake District | LA23 3LA

FINE & COUNTRY

MYRTLEFIELD



Welcome to Myrtlefield, Storrs Park, Bowness-on-Windermere, LA23 3LA

Location is everything and Myrtlefield benefits from an enviable setting in the highly sought after and prestigious residential neighbourhood of Storrs Park. With views of Lake Windermere, the house enjoys the benefits of a quiet position but remains highly accessible, whether by car or on foot, for the bustling resort of Bowness-on-Windermere so that a multitude of restaurants, cafes, bars, shops and sports amenities as well as Windermere Marina are at your disposal.

Sunsets are often glorious here, really uplifting, this bright and sunny house enjoys a westerly aspect and is both well maintained and immaculately presented; accommodation is appointed to a high specification and rooms have good proportions. On the ground floor, the living space offers a large entrance porch opening to a double height spacious hall, sitting room, dining room and breakfast kitchen as well as two ensuite double bedrooms. Upstairs, off the first floor landing, the principal bedroom has a dressing room and an ensuite and there is a fourth double bedroom, also with an ensuite.

The garage will house two cars and sits under a fabulous roof terrace and a useful undercroft provides excellent storage. The slightly elevated position affords views of Lake Windermere and the generous gardens offer privacy as well as a day-long sunny aspect. Well maintained and amply stocked, the gardens surround Myrtlefield and offer a choice of seating areas and great parking provision.

This is a thoroughly lovely home, whether for full or part time living and would happily suit family life or a couple, whether professional or retired, looking to spread out and embrace the space to host family and friends or possibly work from home.

We love living here. There are not many places where you can get an individual house, surrounded by its own gardens and with such lovely views and added to that great neighbours.









Location

Location is paramount when it comes to choosing your perfect property and Myrtlefield is fortunate as it enjoys a choice setting as well. Whilst there are neighbours on Christmas Lane and the adjacent Meadowcroft Lane the spacing of the individual detached properties is such that there is no compromise on privacy. Over the gardens and through the trees there are views of Lake Windermere to the fells beyond.

The location is perfectly suited for those looking to enjoy the best of Lake District life whilst still benefitting from all that a quiet residential area has to offer. Located just off the A592 it's easy to find and is within walking or cycling distance of Bowness putting all the great amenities of this honeypot Lakeland resort within easy reach – numerous cafes, bars and restaurants, the cinema, a theatre and plenty of galleries and shops. For groceries, there are branches of Tesco and Co-op in Bowness itself and in Windermere you'll find regional favourite Booths and Sainsbury's.

In terms of fresh air and fun, whilst the fells are all around ready for exploration, there are also some super walks right from the door so there's no need to use the car, just pop your boots on and get going. For water sports enthusiasts you are conveniently placed for access to the marina.

If you enjoy eating out, then the immediate area is blessed with some fantastic country pubs as well as restaurants offering cuisines from around the world in Bowness and Windermere. If you are seeking a venue to mark special occasion, then there are a host of Michelin Star restaurants to try at High Newton, Cartmel, Windermere, Ambleside and Grasmere. You're truly spoiled for choice!

Myrtlefield enjoys a location that is highly accessible. Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and if a greater choice of shops is needed then the Cumbrian market town of Kendal is just under 10 miles away. Junction 36 is the nearest access to the M6 and if travelling by train there is a branch line station at Windermere or drive over to Oxenholme which lies on the main west coast line.

If moving into the area with children, then there is a good selection of primary, state and independent schools in the Windermere area making this the perfect option for a main residence.

You're really in the centre of things here – Myrtlefield offers a wonderful opportunity to enjoy a well-rounded Lake District lifestyle.

Storrs Park was very much on our radar when we were looking to buy in the Lakes, so we were delighted to find this house. It's a lovely place to live, we have all of facilities you'd enjoy on holiday, but we have them all year round; it's superb.

We can enjoy all the vibrancy of Bowness but then retreat home where it is wonderfully quiet and peaceful.

Step inside

Built in 1985 for the previous owners, the vendors bought Myrtlefield in 1997. In their time they have built the garage, on top of which sits an imaginative roof terrace and converted what were attic rooms into a principal bedroom suite. This is a versatile space and whilst it was designed as a bedroom, dressing room and shower room, it has been put to other uses over the years.

Generously light throughout, the well-proportioned accommodation also affords super views over the garden and neighbouring properties to Lake Windermere from the rooms on the front elevation as well as from the enviable roof terrace. Right through the house the window provision is plentiful with PVC framed double glazing for ease of maintenance. The front door is oak with glazed panels either side and makes for an impressive entrance as does the spacious hallway which in part is double height, the hall floor is laid with oak boards and all sockets and switches in the hall, and indeed, throughout the ground floor and in the principal bedroom suite, have a smart chrome finish.

The sitting room is formal and elegant with a cream enamel wood burning stove set under an oak lintel. Providing a great flow around the house the dining room is accessed from both the sitting room and the kitchen. The kitchen has space for a table (perfect for breakfast as it's a sunny room in the mornings) and has extensive fitted cabinets, a useful laundry cupboard, a drying cupboard (wonderful in wet weather for drying outdoor clothing) and double opening glazed doors out to the main garden which is situated at the rear of the house. Subject to the necessary consents, you may look to combine the kitchen and dining room to create an open plan living kitchen.

The bedroom accommodation is split with two ensuite rooms located on the ground floor and two more on the first floor. We find that this is always a popular configuration as it works well with house guests, older children and also provides a degree of future proofing with the option to live on one level available without alteration. The west facing bedroom enjoys a lake view (how wonderful to lie in bed, cup of tea to hand and gaze out at this fabulous vista) has fitted furniture and an ensuite with a large shower, wash basin and loo. A second double room also has fitted furniture and an ensuite bathroom, refitted with a contemporary suite there is a double ended bath, a vanity wash basin and a loo.

Rising to the first floor and off the landing is a third double bedroom, this one also commanding a super view of Lake Windermere and with an extensive range of fitted furniture. The ensuite has been refitted with a stylish suite of a double ended bath, a floating vanity wash basin and a loo; it's possible to lie in the bath and enjoy a westerly view as the sun sets over Claife Heights opposite – magical!

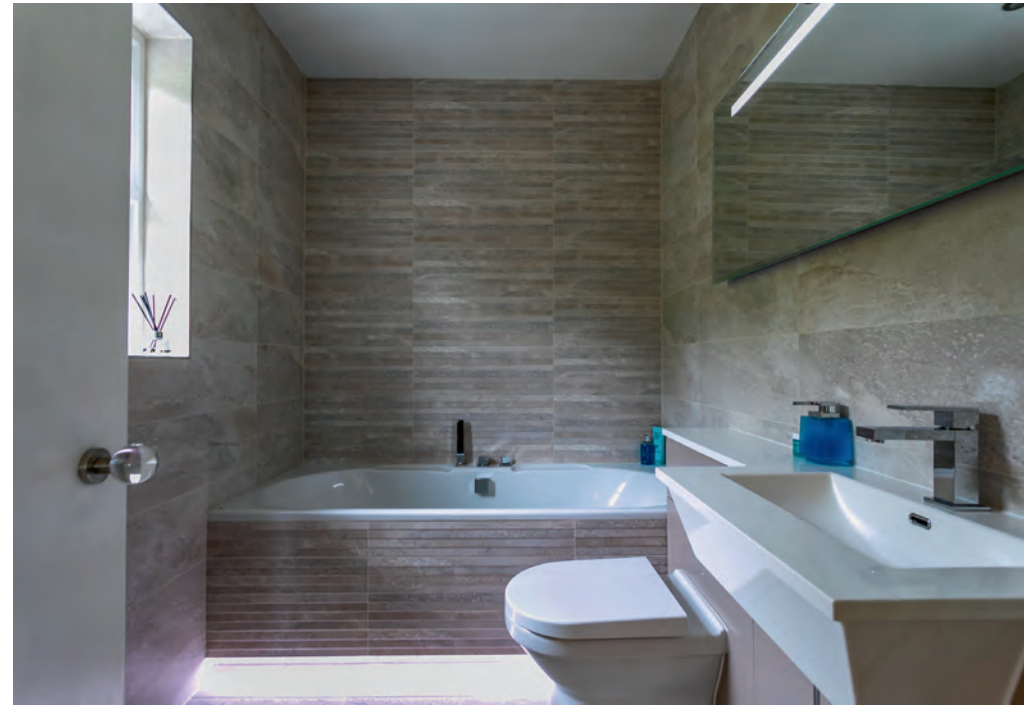
Whilst designed as a principal bedroom suite, the final rooms on our tour are a versatile arrangement depending on what you need from your accommodation. At one point the owners of the house worked from home and so the dressing room became an office and the bedroom was utilised as a meeting room. The dressing room is still used as an office but these days the bedroom is now a great TV room where sofa beds can provide additional sleeping quarters if needed. Enter through the fully fitted dressing room where a large Velux skylight is just the right height to admire the back garden. There are two additional higher skylights, bringing in extra light from above making it a lovely, bright space. The ensuite shower room is contemporary and stylish with a large cubicle, floating washbasin and a loo. The bedroom commands a view of the lake as well as a striking south facing oriel window. There is eaves storage in both of the first floor bedrooms which is far more accessible than the loft for stowing suitcases and Christmas decorations.

We like a large hallway and enjoy the space and airiness that it brings. We didn't want too many small rooms, what we found in Myrtlefield were large airy spaces; most rooms have two windows so the light is great. The ground floor layout has a super flow, sociable, it's nice to live in and works well when we are entertaining.

More often than not, there is just the two of us here but we still find we use all of the house apart from two bedrooms, however these come into their own when our children and grandchildren stay which they frequently do. We've had some very memorable and special times here with the family; locally there are so many things for everyone to do, our grandchildren have absolutely loved it.



















Step outside

The neatly tended garden is enclosed within well-established beech hedges; arrive at Myrtlefield, pull into the gravel parking area and the first impressions are of a smart, restrained and thoughtfully landscaped exterior. Topiary is planted behind neat box hedges and slate steps rise to the front door and the creatively designed roof terrace which sits atop the garage. The garage has an electric up and over door, internal power, light and water and space for two cars. A door at the back leads through into the side garden where there is access to the garden cellar, an undercroft providing excellent storage with power and light. A paved slate path has been laid around the house which, in places, extends into wider areas for seating.

As there are no large trees within the garden Myrtlefield enjoys a sunny setting with the sun moving around the house as the day progresses. Seating areas have been incorporated into the landscaping with this in mind.

The surrounding beech hedge ensures it's totally private in the back garden, basking in the morning and midday sun it is perfect for a morning coffee or lunch outside on the paved area immediately outside the kitchen. The owners tell us that they enjoy a first cup of tea or taking breakfast out here when the weather allows as it's so sheltered and secluded with only the chirping birds for company. A raised bed runs around this area enabling greater appreciation of the planting at eye level. Planting in the back garden embraces the owners' love of colourful foliage with a variety of acers and maples, photinia red robins, azaleas, conifers as well as heathers and ferns.

After lunch the sun moves round to the front of the west facing house, where the roof terrace makes a great place to enjoy a spot of rest and relaxation as the afternoon stretches into the evening; the sun setting over Claife Heights directly opposite the house is simply glorious. Adjacent to the roof terrace is the generous front porch which enables you to still be outdoors and enjoy the view at times when a degree of shelter is also needed.

By late afternoon the sun has also reached the top terrace in the back garden, from here the aspect of the garden is different and it makes an alternative setting for a chilled sundowner.

Those familiar to the area will know that RAF jets frequently practice along the length of the lake. From Myrtlefield it's like having your own private airshow, the sight as they fly by is a breathtaking one and the roar of the engines command attention.

Around the garden are outside lights and a water tap.

We absolutely love the garden, it's very much "our thing". We chose topiary, trees and bushes rather than flowers and love the variety of the shapes and colours of the foliage as the seasons change - it looks good all year round. Because of the lie of the land, we look up at the back garden from the house and so have planted it with that in mind.



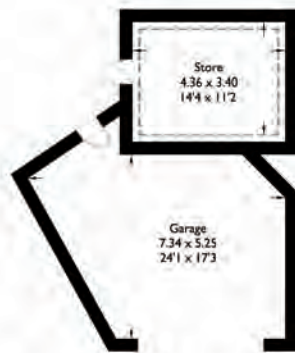


Myrtlefield

Approximate Gross Internal Area : 223.23 sq m / 2402.82 sq ft
 Garage & Store : 47.39 sq m / 510.10 sq ft
 Total : 270.62 sq m / 2912.92 sq ft



Restricted Head Height



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-90	A		
90-80	B		
80-65	C		
65-55	D		
55-50	E		
50-45	F		
45-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.06.2024



FURTHER INFORMATION

On the road

Bowness on Windermere	1.5 mile
Windermere	2.8 mile
Ambleside	6.9 miles
Kendal	9.2 miles
Manchester	81.2 miles

Transport links

M6 J36	15.8 miles
Oxenholme (railway station)	12.7 miles
Manchester airport	90.7 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast speeds potentially available from Openreach of 23 Mbps download and for uploading 2 Mbps.

Mobile

Indoor: O2 reported as providing a 'likely' Voice service. EE, Three and Vodaphone report their Voice services as 'limited'. All report a 'limited' Data service except for Vodaphone who have no service.

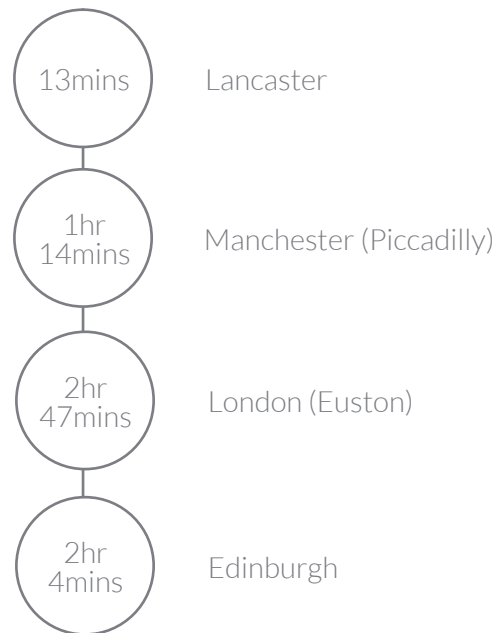
Outdoor: EE, Three, O2 and Vodaphone are all reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere with frequent services to Oxenholme.



Restrictions

A covenant prohibits holiday letting from this property.

Schools

Primary

Goodly Dale Community Primary School
St Martin's and St Mary's CoE Primary School
St Cuthbert's Catholic Primary School
Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge
Windermere School (Independent)

Further Education

Kendal College
University of Cumbria (campuses in Carlisle, Ambleside and Lancaster)
Lancaster University

Directions

what3words [outgrown.asked.haggling](https://www.what3words.com/)

Use Sat Nav **LA23 3LA** with reference to the directions below:

Leave Bowness on Windermere on the A592 and head south along the eastern side of Lake Windermere in the direction of Newby Bridge, pass Windermere Marina on the right and keep a look out on the left for the signed entrance to Christmas Lane. Turn left here and follow the lane through the little 'crossroads', from here Myrtlefield is the second property on the right.

Local Authority

Westmorland and Furness Council

Local leisure activities

Included within the vast array of Lake District attractions there are many National Trust locations to visit, including Beatrix Potter's house Hill Top at Near Sawrey and The Beatrix Potter Gallery in Hawkshead, the steam yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

Brockhole on Windermere (the Lake District National Park Authority's visitor centre)

Blackwell (the Arts & Crafts house by Baillie Scott, Bowness on Windermere)

Jetty Museum, Windermere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns

Golf courses at Windermere, Crook, Kendal and Grange-over-Sands

Spa and gym facilities at several local hotels

Theatres at The Old Laundry in Bowness-on-Windermere and Theatre by the Lake in Keswick

Cinemas at The Royalty in Bowness-on-Windermere, Zeffirellis and Fellinis, both in Ambleside

Places to eat

The Lake District is a paradise for any food lover. Here is a selection of our favourites:

Informal dining, cafes and pubs

Boardwalk and Baha, both in Bowness-on-Windermere

The Bistro at Storrs Hall, Bowness-on-Windermere

The Boathouse at Windermere Marina

Rum Nicky (specialising in brunch), Craig Manor Hotel,

Bowness-on-Windermere

Café Italia, San Pietro and Homeground, all in Windermere

The Brown Horse, Winster

The Punch Bowl, Crosthwaite

The Black Labrador, Underbarrow

The Wild Boar, Crook

The Masons Arms, Strawberry Bank

Fine dining restaurants

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, The Samling,

all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Kysty, both in

Ambleside

Forest Side Hotel, Grasmere

Great walks nearby

There's a choice of routes to take straight from the door, including over towards Heathwaite, over to Blackwell, up Brantfell or Ghyll Head. Worth getting in the car for are the 214 Wainwrights fells to be found within the national park, as well as The Windermere Way, a relatively recently established 45 mile circuit of Windermere, it takes in the summits of Wansfell, Loughrigg and Gummers How as well as passing through the towns of Ambleside and Windermere.

Please note

Christmas Lane and Meadowcroft Lane are private and owned by eight neighbouring properties (including Myrtlefield), all of whom have one share in "CLAM (Christmas Lane and Meadowcroft) Ltd" which owns the lanes. This share would be transferred upon the sale of the property. The properties each pay an annual management fee, the amount varies depending on the expected expenditure for upkeep. In 2022 nothing was payable, in 2023, the charge agreed by the eight shareholders was £200 per property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the first floor office. Underfloor heating in the kitchen and both the ground and first floor bathrooms. Heated towel rails in all four ensembles.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and appliances as follows: Whirlpool larder fridge, Whirlpool fridge and freezer, Bosch dishwasher, NEFF electric oven, AEG hob and microwave, Hotpoint washing machine and Zanussi vented tumble drier.

Guide price £1,450,000

Council Tax band G

Tenure
Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1539 733500
sales@fineandcountry-lakes.co.uk
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

