



# The Hollies

Dick Intake, Bowness-on-Windermere, LA23 3LT

Guide Price £850,000



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Situated on a quiet cul-de-sac in a sought after area on the fringe of the popular Lakeland village of Bowness-on-Windermere this detached, elevated residence with stunning World Heritage views of the Lakeland Fells and Lake Windermere offers three bedroom family accommodation together with large integrated garage, ample parking and manageable garden.

The Hollies is a large detached residence built in 1994 and occupies an exclusive sunny west facing location in one of the Lake District's most sought after areas, close to Storrs Park and Blackwell with nearby attractions including the shores of Lake Windermere, motorboat club and the arts & crafts house at nearby Blackwell. The property is also convenient for junction 36 of the M6 motorway. There is a railway station at Windermere for Kendal and Oxenholme with a link to Main West Coast line.

The accommodation is predominantly on one floor, with an extensive integral garage underneath. The spacious open plan living accommodation benefits from sliding patio doors onto a balcony and bay window which both benefit from breathtaking lake views. The open plan living area offers ample space for lounge area, dining area and has a fitted kitchen. There are three good double bedrooms, two with ensuite bathrooms as well as a family bathroom. The property would make an ideal second home, holiday let or permanent home and with a little modernization, it is a great opportunity for a buyer to create their own comfortable home.







### Accommodation

Steps from the driveway lead up to the front door.

### Entrance Hallway

A sizeable entrance hallway with steps up to the open plan living area. The hallway continues around to give access to all the bedrooms. There are also two large storage cupboards, one which contains the hot water tank and the other has shelving and a hanging rail.

### Open Plan Living, Dining and Kitchen

Three steps up to a large space with a vaulted ceiling featuring exposed trusses, pine floorboards and large windows offering breathtaking views of Lake Windermere and the fells beyond, including Coniston Old Man, Crinkle Craggs to name but a few, a truly superb family size space. There is a dining area with sliding patio doors which lead out to the balcony. The sitting area has log burner sat on a slate hearth, two night storage heaters and a picture bay window, enabling you to sit and take in the surroundings. The kitchen offers a good range of pine fitted wall and base units with laminate work tops. There are integral appliances including a Zanussi oven and grill, dishwasher, fridge and an Stoves electric hob. A stainless steel sink underneath a window which looks out to the road, with a pelmet with spot lights above.







### Master Suite

At the end of the corridor, lies a spacious master suite with an ensuite bathroom comprising panelled bath with shower over and folding glass shower screen, WC and pedestal hand basin. Finished with pine floorboards and wall mounted heater and heated towel rail. Window with obscure glass. Steps lead down to the bedroom area, with a vaulted high ceiling, with beams. Flooded with light from the Velux windows and a window overlooking the garden.



### Bedroom Three

Currently used as a twin room, located at the front of the property, this double bedroom room enjoys fell views and has night storage heater.



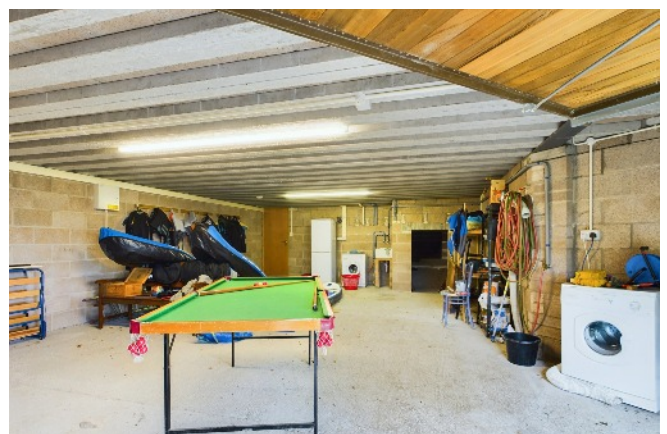
### Bedroom Two - Ensuite

A double room, with an unusual pointed bay window which is a real feature and offers glimpses of Lake Windermere. Pine floor boards and night storage heater. The ensuite shower room has a shower cubical, pedestal hand basin and WC. There is a window with obscure glazing, wall mounted heater and heated towel rail.



### Bathroom

A large bathroom with a three-piece suite in white comprising of a bath with shower over and glass folding screen, pedestal hand basin, WC. There is a pine floor, heated towel rail and a night storage heater.



Stairs from the hallway lead down to the garage.

### Garage

A double garage with an up and over door. There is plumbing for a washing machine, Belfast style sink and access to further undercroft storage.





### Services

Mains electric, water and drainage connected. Electric storage heating.

### Tenure

Freehold.

### Council tax

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### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Outside

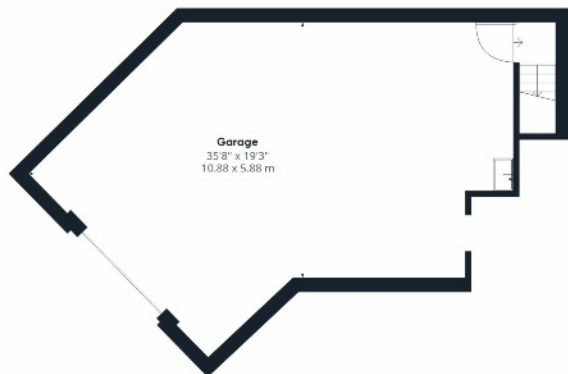
To the rear of the property there is a lawn area. To the front of the property is a driveway offering parking for several vehicles. The garden has a central gravel area with a small patio. Surrounded by a beach hedge and mature shrubs.

### Directions

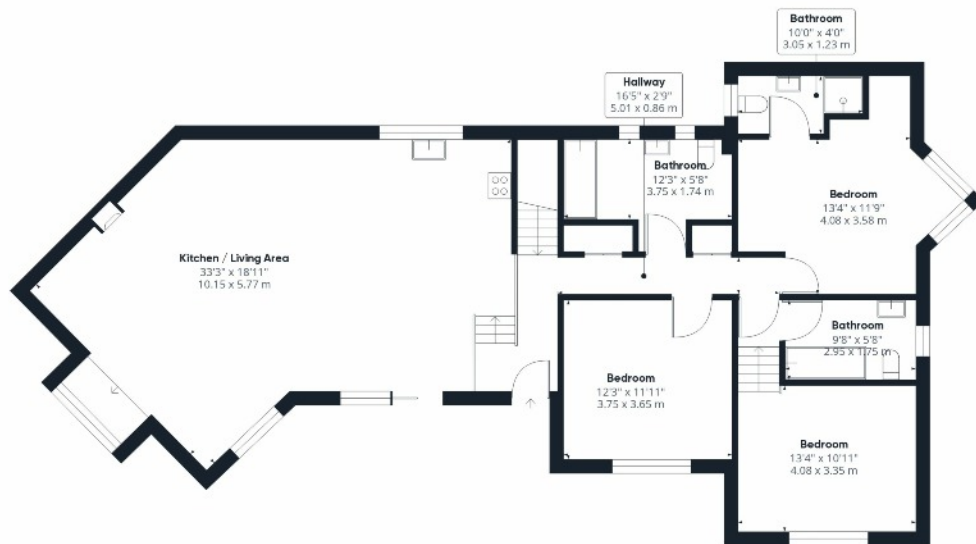
Travel from Bowness towards Newby Bridge on the A592 for approximately two miles passing the Storrs Hotel on the right and turn left onto the B5360 signposted Winster and the Lyth Valley. Proceed up the road bearing left after approximately three quarters of a mile onto the cul-de-sac where The Hollies can be found on the left-hand side just as you turn into the cul-de-sac which is shared with two other properties.

Whatthreewords; ///obligated.coats.indulgent





Floor 0



Floor 1

Approximate total area<sup>iii</sup>

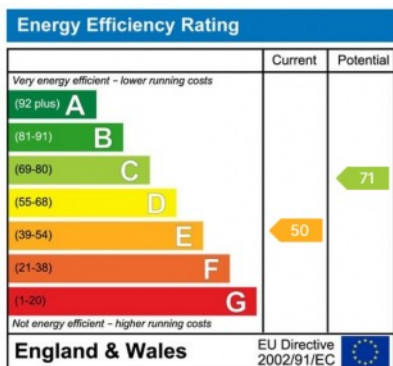
2034.81 ft<sup>2</sup>  
 189.04 m<sup>2</sup>

(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.

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Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

