



Lindeth Bank

Lindeth Drive Bowness-On-Windermere, Windermere, LA23 3JF

Guide Price £850,000



LINDETH BANK

LINDETH DRIVE, BOWNESS-ON-WINDERMERE

Welcome to Lindeth Bank, an exceptional opportunity to acquire a stunning three-bedroom, detached light and airy bungalow, which is generously proportioned and immaculately presented with unusually high ceilings offering three reception rooms. Nestled in one of the most coveted locations within the Lake District National Park. Lindeth Bank is situated on the picturesque Lindeth Drive, just to the East of Lake Windermere. This property offers pristine, contemporary living spaces, making it an ideal choice for either a primary residence or a second home.

Surrounded by exquisitely landscaped gardens, a private tarmac driveway, and a spacious integral garage, Lindeth Bank exudes elegance and convenience. All of its inviting spaces are thoughtfully arranged on a single level, with construction dating back to 1977. The property enjoys some original character features which are sympathetically complimented by recent modernisation including the addition of a stunning garden room to sit in and enjoy the views, a striking feature of the property and seamlessly connects the garage with the main dwelling. Improvements include the integration of air-sourced heating, solar panels and new UPVC double-glazed windows making Lindeth Bank a property of modern sophistication. Featuring three double bedrooms, a shower room, three reception rooms, with an additional versatile room currently used as a dedicated home gym, though could be an occasional fourth bedroom or a home office. As well as a charming patio and garden area, Lindeth Bank ensures you have ample space for both quality family time and entertaining.



Location

Nestled serenely on Lindeth Drive, a private cul-de-sac road, Lindeth Bank enjoys a tranquil location in the highly regarded Bowness-on-Windermere area. With convenient access to the M6 J36 just a 25-minute drive away and the Oxenholme train station only 12 miles distant, transportation is a breeze. The local area boasts a variety of primary, state, and independent schools, and the vibrant village of Bowness-on-Windermere, a mere 5-minute drive, offers an abundance of amenities, boutique shops, cultural attractions, gastro pubs, and outdoor activities, including proximity to the Windermere Marina, Yacht Club, and Golf Club, making Lindeth Bank the ideal home base for accessible and enriched Lake District living.

Accommodation

Entrance Hall

The panelled part obscured glass door opens up to an inviting hallway with multiple storage cupboards, one housing the consumer unit and electrics. Access to the loft hatch.

Cloak Room

Including a WC, vanity sink with storage and heated towel rail.

Kitchen

15'9 x 11'11 (4.81m x 3.63m)

Through a panelled glass and oak door, you'll discover the kitchen—a delightful open space thoughtfully designed by Howdens. The kitchen boasts a contemporary selection of wall and base units with work top. Fully equipped with quality appliances including a NEFF double electric oven, grill, induction hob and extractor. Integrated NEFF dishwasher as well as a sleek stainless steel sink unit with mixer tap, this kitchen is both stylish and functional. Additional space is available for a large American style fridge freezer, seamlessly integrated into the storage units. Partially wall tiled, wood affect worktops and slate effect floor complemented by surrounding pelmet lighting. Double glazed window that provides a lovely view over the front garden. Leading to:

Dining Room

11'11 x 11'1 (3.63m x 3.37m)

Passing through the archway into the dining area, you'll be captivated by the west-facing views of the woodland garden and Claife Heights in through the expansive panelled windows. This room offers a harmonious blend of modern elements, such as chrome brushed lights and timeless features like Victorian cornice ceilings.

Sitting Room

19'6 x 18'11 (5.94m x 5.76m)

A generously proportioned room offering an abundance of light, A glazed external door with side panels leading to the terrace and beautiful views of the serene back garden and beyond. Ample natural light complements the room's ambiance, enhanced by chrome brushed light switches and striking cornice ceilings. As a focal point, a multi-fuel burner fireplace graces the room, featuring a sleek slate hearth and a wooden mantle for added warmth and charm.



Garden Room

24'11 x 15'10 (7.60m x 4.83m)

Approached via the kitchen. A recent addition which is a superb extension creating the hub of the house. Enjoying large delightful triple aspect double hardwood glazed windows. Feature vaulted ceiling with exposed beams. Two skylights and beautiful west facing aspect over the rear garden towards Claife Heights. Attractive oak flooring, contemporary vertical electric radiators, a feature wall comprising of a slate wall design, black contura log burner with slate hearth, chrome blushed plugs and light switches. Glazed door leading to;

Internal Hallway

With electric radiator and a storage cupboard containing the electric meter. There is an external door to the front of the house and a door through to;

Utility Room

12'2 x 6'9 (3.70m x 2.05m)

Good range of wall units with laminated wood effect surfaces. Stainless steel sink with mixer tap, plumbing for washing machine and dryer, plethora of storage units and slate effect floor.

Cloak Room

Including a WC and a vanity sink with storage.

Rear Bedroom One

12'11 x 11'6 (3.94m x 3.50m)

The principle bedroom which is a spacious double with a continued modern but traditional design, featuring a generously sized window that provides a tranquil view of the woodland garden at the rear. This room offers plenty of space with its traditional integrated wardrobe.

Front Bedroom Two

13'11 x 9'11 (4.25m x 3.02m)

A spacious double room offering a lovely views over the front garden. This space is roomy and comfortable, featuring subtle chrome-blushed light switches for a touch of modernity, and classic cornice ceilings that add a touch of timeless charm. There is also a fixed oak effect wardrobe providing ample storage space.

Bedroom Three

11'10 x 9'7 (3.61m x 2.92m)

Offering a generously sized window that provides a pleasant view of the side garden. There is ample space, making it suitable for use as a spacious double bedroom or a potential office. The chrome-blushed light switches introduce a modern touch to the room, while the enduring appeal of cornice ceilings adds a sense of timeless elegance.



Shower Room

A large room offering lovely three piece suite, showcases an elegant design with partial grey slate marble effect tiled wall and heated towel rails. Including a vanity sink unit with integrated storage, a bathroom cabinet with mirrored doors, a WC and walk in shower room. There are large obscured glass windows letting in light, and a heated towel rail for your convenience.

Gym

15'1 x 12'10 (4.60m x 3.92m)

Accessed externally to the rear, you'll discover a set of steps leading down to the home gym. As you step through the main door, you'll be greeted by a charming and inviting space, recently renovated with modern features like chrome brushed sockets. This versatile room, complete with panelled windows offering views of the backyard, could easily serve as a study, hobby room, or even an occasional fourth bedroom. For added convenience, there's a spacious storage cupboard discreetly concealing the air sourced heat pump.



Outside

Approached via a stunning private drive. The expansive garden envelops the entire house, extending its lush expanse through woodland at the rear of the property. As you step out through the glazed sliding door from the garden room or the panelled glazed door in the living room, you'll find yourself on the spacious main patio with electric awning, providing ample seating and enveloped by the beauty of nature. Descending the slate steps from the patio, you'll come upon a gravelled area, adorned with vibrant flowers, offering water access and featuring a convenient under-eave storage cupboard on the left.

Following the winding path, guided by the soothing sounds of water from the beck that flows through the garden complete with a bench overlooking its serene splendour. This lowmaintenance garden lawn gracefully extends around the side of the property, meandering all the way up to the top of the driveway and offering a second seating area with a captivating view of three hidden ponds nestled beneath the canopy of trees. As you make your way back towards the house, the garden continues its journey around the other side, revealing a third, more sheltered seating area, thoughtfully shielded by trees and hedges, ensuring your privacy. The pathway from here leads you back into the enchanting woodland.

Garage

A spacious large garage which benefits from electric up and over door and also has a hatch to loft with pull down ladder. Housing the solar equipment end and battery.

Directions

From our office in Windermere, head towards Bowness- on- Windermere on New Road/Lake Road. Continue through the village passing Lake Windermere and the steam ferry's continue along the A592 to the car ferry turning and take the left hand turn opposite onto Longtail Hill. Continue up the hill taking a right hand turn onto Lindeth Drive shared with the Lindeth How Country House Hotel. Continue to the end of this private drive and Lindeth Bank can be found on the right hand side directly after passing the hotel.

Whatthreewords:

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Services

Mains water, electricity and drainage. Airsourced heating & Partial electric heating. Solar panels.

Tenure

Freehold

Internet Speed

Superfast speed of 56 Mbps download and for uploading 12 Mbps.

Council Tax Band

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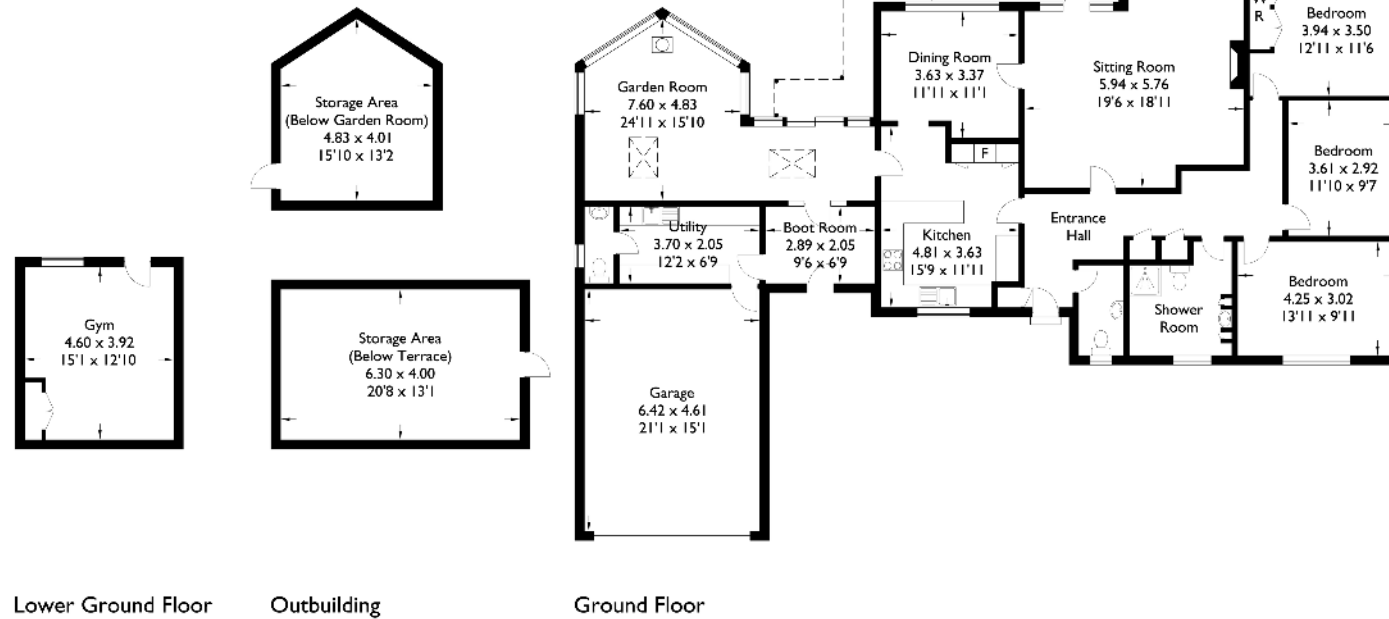
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Approximate Gross Internal Area : 186.29 sq m / 2005.20 sq ft

Garage : 29.59 sq m / 318.50 sq ft

Outbuilding : 41.90 sq m / 451.00 sq ft

Total : 257.78 sq m / 2774.72 sq ft



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.

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.

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