



Thornbarrow Road | | Windermere | LA23 2DF

Guide Price £1,250,000



**david britton**  
ESTATES

## Key features

- Detached Four Bedroom Home
- Wonderful Elevated views to Lake Windermere
- Around 2700 sq.ft of accommodation
- Building plot in the garden
- Walking Distance to Lakeshore
- Immaculately presented throughout
- Four reception rooms
- Four bedrooms with two en-suites
- Family bathroom
- Double garage

## Description

Sitting in an elevated position enjoying breath-taking views across to Lake Windermere, this wonderful family home is in a highly desirable location with a host of flexible options; a superb family home with a large garden with the benefit of a building plot at the bottom of the garden for ancillary accommodation. Located within walking distance to the town and the lake shore and dating back to around 30 years ago, this self-build home has been completed to a luxurious standard, oozing elegance and style with around 2700 sqft of accommodation with many rooms enjoying uninterrupted views across to Lake Windermere. This is a unique opportunity to buy a piece of Lakeland splendour, presented to an immaculate standard, within close distance to all the local amenities.

Internally, centred around an impressive inner hallway with mezzanine style landing, exposed brick work, and wooden pillars. On the ground floor there is a light filled lounge with feature fireplace overlooking the garden to the far-reaching Lakeland Fells, dining room, sun-room/conservatory to the side, stylish SieMatic kitchen with bespoke fitted cabinetry, high quality appliances and granite worksurface extending into a breakfast area, utility room, cloak room and an office. The garage also has an office room and is perfect for those working from home. On the first floor, the galleried landing leads to four double bedrooms, two with ensuite facilities and a family bathroom. Almost all the windows in this wonderful home frame the views across to Windermere and the Lakeland Fells. An everchanging and stunning landscape.

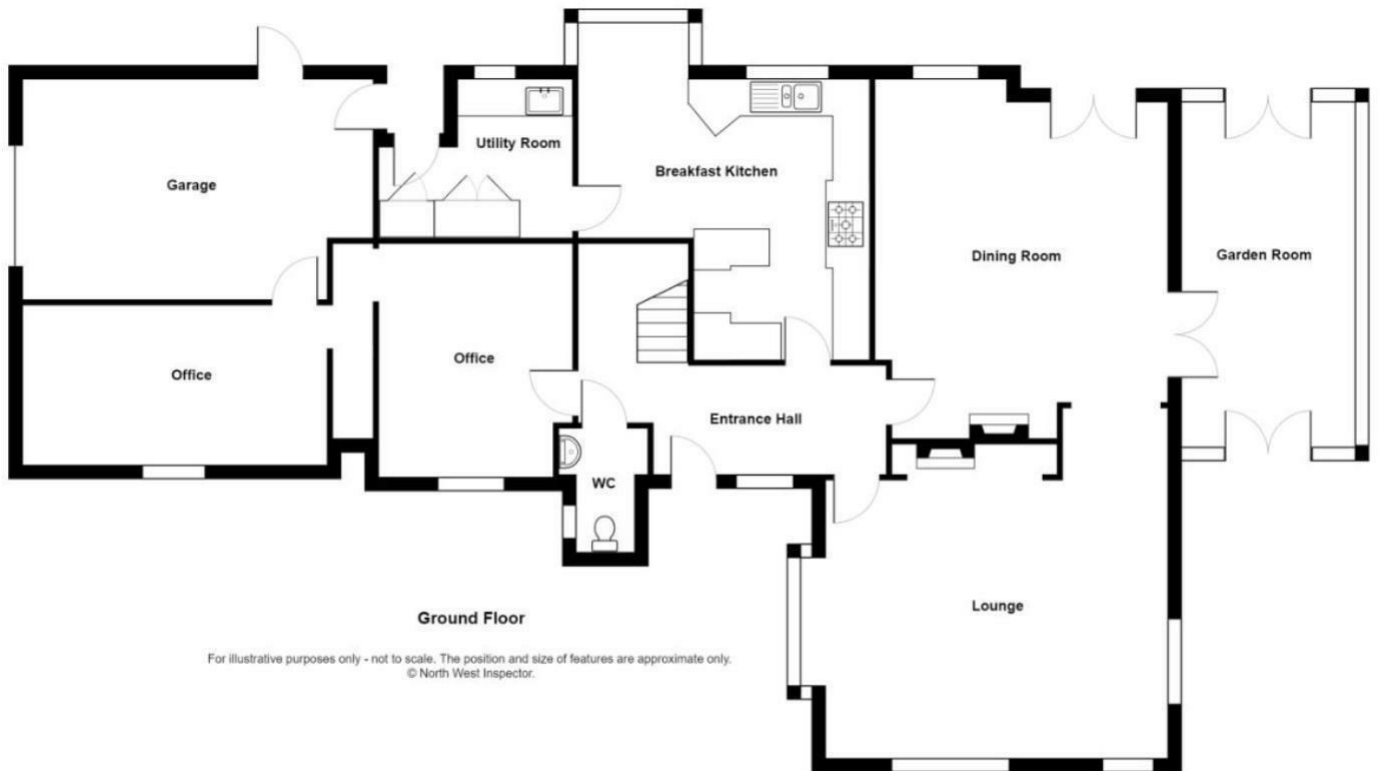
Externally, approached by a sweeping driveway, this home sits in an elevated position with ample parking for a number of vehicles. Gardens extend to the front and rear with lovely lawned garden with terraces, pond and a patio area, all bordered by established trees and shrubs to the rear. To the front, there is an elevated terrace, enjoying the premium lake view position, flower b

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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