



Ferney Cross Kendal Road, Bowness-On-Windermere
£895,000





Ferney Cross Kendal Road

Bowness-On-Windermere

Ferney Cross offers a rare opportunity to own a piece of history within the central portion of a Grade II Listed traditional Lakeland house sitting in a lovely elevated position on the fringe of the charming village of Bowness-on-Windermere. Boasting superb and breath-taking panoramic views that stretch beyond Windermere to Belle Isle and the majestic Lakeland fells including the iconic Fairfield Horseshoe. The property which dates back to the 19th Century, exudes character and charm with its original features, and from the moment you step inside, you are greeted by the exquisite details such as curved features and doors, high ceilings, sash windows, cornices, period tiles, wooden floors and a sweeping staircase that whispers stories of yesteryears.

The reception hall leads to two grand reception rooms, each with French doors opening onto the covered veranda with original tiling. There is a fitted kitchen with modern conveniences including an electric oven and dishwasher and adjacent utility room housing the gas central heating boiler and with ample space for laundry and fridge/freezer together with a pantry. The property also features a tanked cellar with two spacious rooms, ideal for a home gym or a wine store with beautiful curved ceiling. Upstairs, four double bedrooms await, with two enjoying splendid views, two with fitted wardrobes and one with an en suite shower room, and a family bathroom. There is also a ground floor cloakroom, and an office accessed by an independent staircase. In all providing ample living space for a growing family.

The extensive outdoor space includes a sweeping lawn and covered veranda to the rear enjoying the fabulous views. To the front is a patio area with a pizza oven, the perfect spot to relax and unwind whilst hosting al fresco dining. There is parking for at least six vehicles on the recently resurfaced drive and a timber garage that presents potential for conversion into more desirable garaging, subject to any necessary consents.

With an abundance of outdoor space and remarkable views, Ferney Cross is a retreat for those seeking the perfect blend of heritage charm and modern comfort in a picturesque Lake District setting.

- Central portion of a Grade II Listed, traditional Lakeland house in a lovely elevated position to the fringe of Bowness-on-Windermere
- Superb, breath taking, panoramic views taking in Lake Windermere, Belle Isle and the Lakeland fells beyond to the Fairfield Horseshoe.
- Character and charm of the original building including high ceilings, sash windows, cornice, period tiles, wooden floors, sweeping staircase, beautiful curved features and doors,
- Reception hall and two grand reception rooms, with both sitting room and dining room having French doors on to the covered veranda
- Tanked cellar with electric and heating with two great sized rooms one perfect for a home gym and one with curved features and would be a perfect wine store
- Original house built in the early 19th Century then extended in 1925 and later divided into three, stunning, individual residences
- Fitted kitchen with electric oven and dishwasher and adjacent utility room with ample room for laundry, fridge, freezer and has a pantry and is location of the gas central heating boiler
- Family bathroom with shower over the bath, ground floor cloakroom, office/store accessed by independent staircase
- Four double bedrooms, two with splendid views, two with fitted wardrobes, one having walk in wardrobe and one with an en suite shower room
- Ample parking for at least six vehicles on the recently resurfaced drive, timber garage offering potential for more desirable garaging subject to necessary consents
- Substantial gardens with sweeping lawn, stunning covered porch with original tiling and to the front is a garden planted with shrubbery and established trees and a patio area with pizza oven perfect for al fresco dining





GROUND FLOOR

RECEPTION HALL

23' 6" x 10' 1" (7.16m x 3.07m)

SITTING ROOM

21' 11" x 14' 11" (6.67m x 4.56m)

DINING ROOM

14' 11" x 14' 1" (4.55m x 4.29m)

KITCHEN

13' 10" x 7' 3" (4.21m x 2.22m)

UTILITY ROOM

15' 0" x 6' 4" (4.57m x 1.93m)

INNER HALL

9' 0" x 7' 3" (2.75m x 2.22m)

Both max measurements.

CLOAKROOM

5' 5" x 3' 8" (1.64m x 1.11m)

FIRST FLOOR OFFICE/STORE

7' 7" x 6' 4" (2.31m x 1.92m)

FIRST FLOOR LANDING

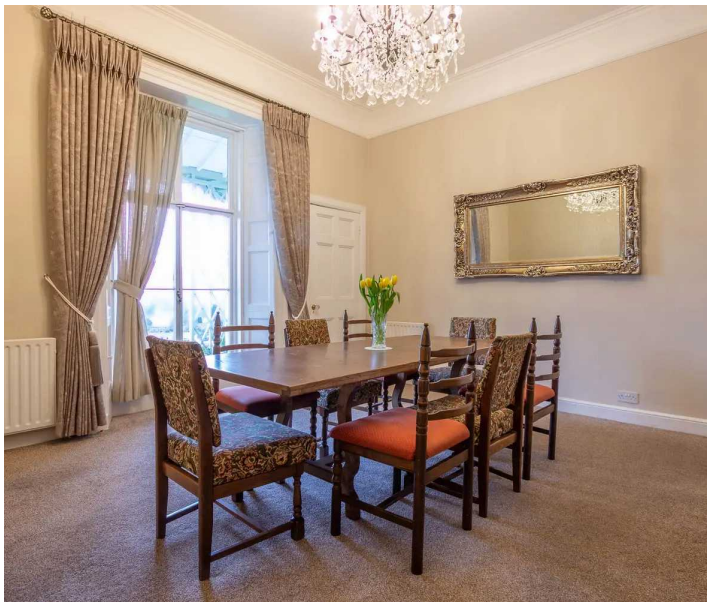
11' 5" x 6' 0" (3.47m x 1.84m)

PRINCIPAL BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m)

EN SUITE

7' 7" x 6' 5" (2.30m x 1.96m)



BEDROOM

16' 0" x 14' 10" (4.88m x 4.53m)

WALK IN WARDROBE**BEDROOM**

15' 3" x 14' 0" (4.66m x 4.27m)

BEDROOM

11' 3" x 7' 6" (3.42m x 2.28m)

BATHROOM

7' 10" x 7' 9" (2.40m x 2.37m)

LOWER GROUND FLOOR**CELLAR**

9' 4" x 7' 4" (2.85m x 2.23m)

CELLAR ROOM 1

14' 11" x 13' 8" (4.55m x 4.16m)

CELLAR ROOM 2

14' 11" x 7' 6" (4.54m x 2.28m)

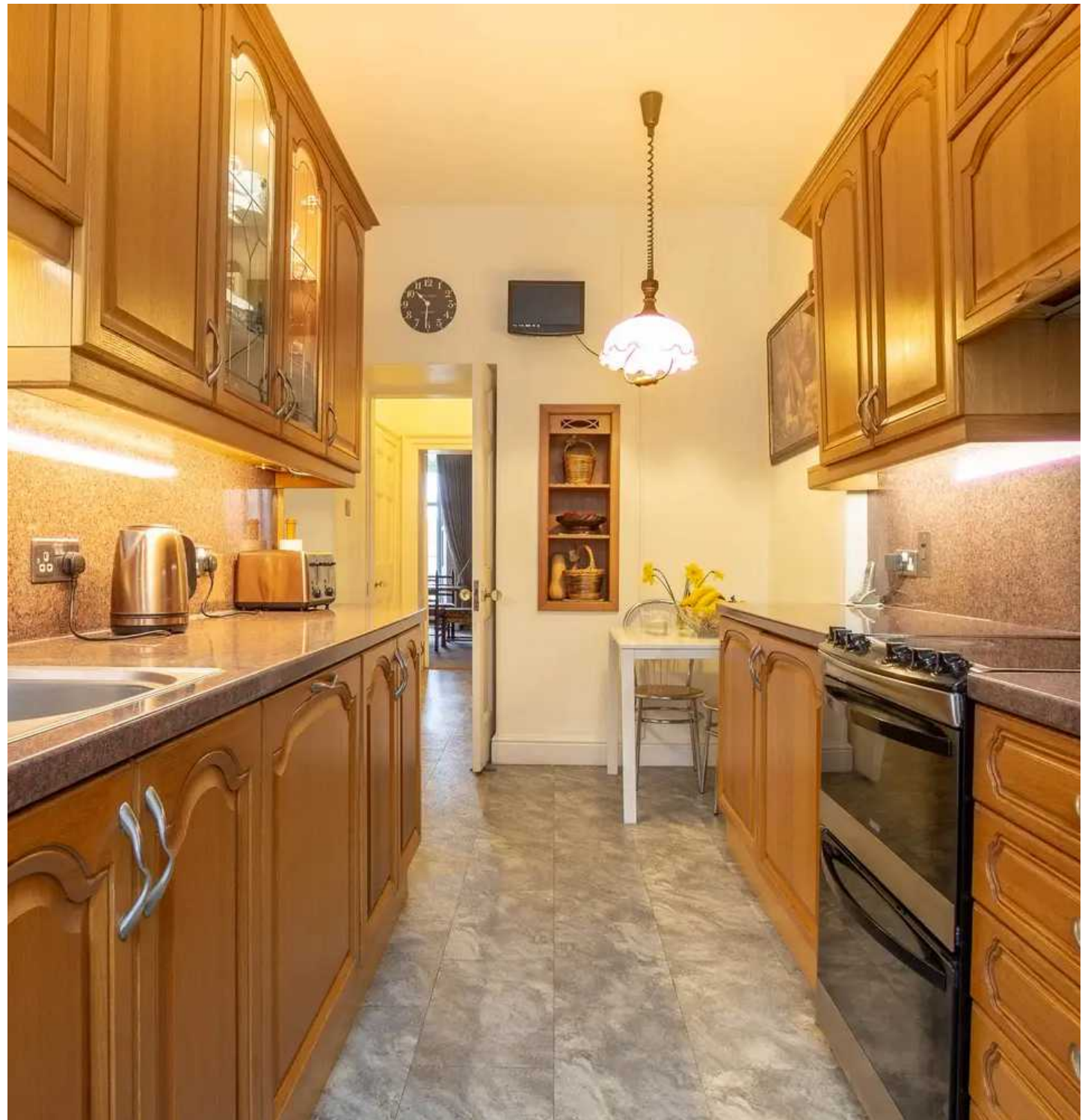
EPC Rating E**COUNCIL TAX BAND G****TENURE: Freehold****SERVICES**

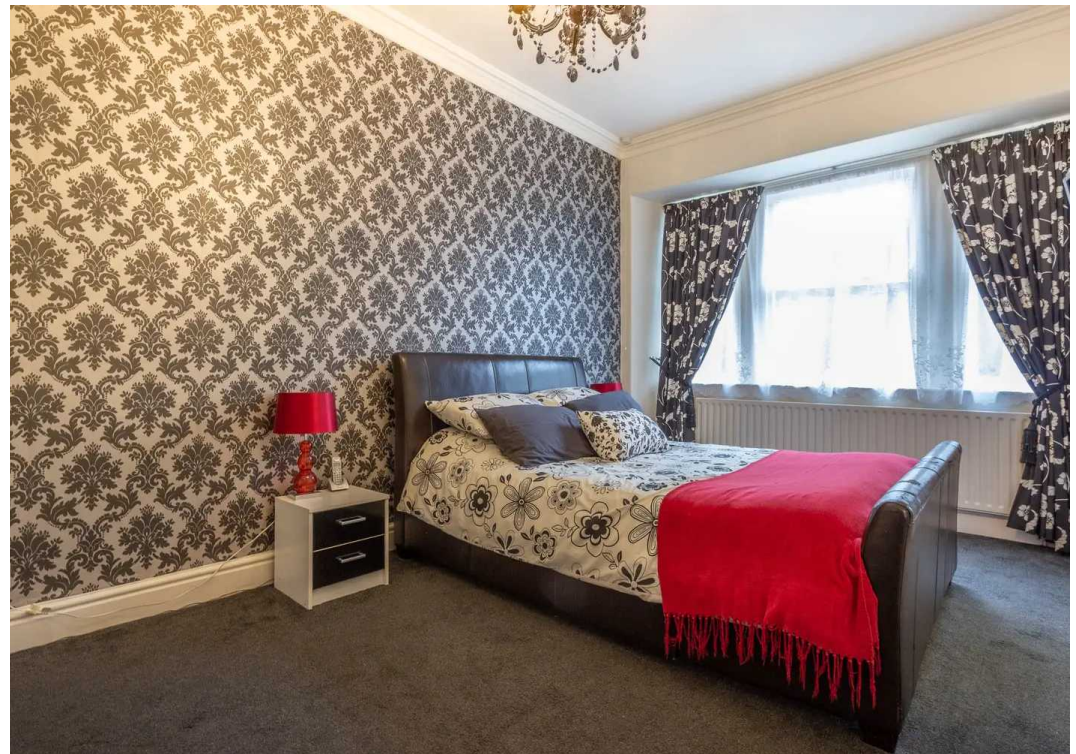
Mains electric, gas, water and drainage.

DIRECTIONS

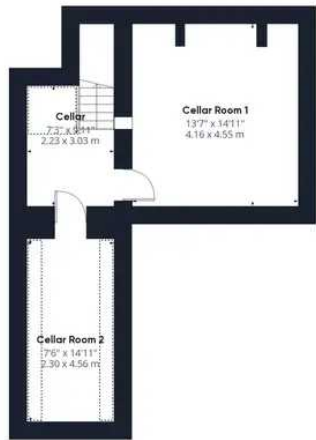
From Windermere head south on New Road towards Bowness-on-Windermere and at the mini roundabout in the centre of the village take the first exit on to the A592. Take the next turning left on to the A5074 Kendal Road continuing along this road for approximately 1/2 mile. The driveway for Ferney Cross can be found on your right hand side opposite the turning for Windy Hall Road, Ferney Close is located to the right hand side.

WHAT3WORDS:dignify.outcasts.trackers









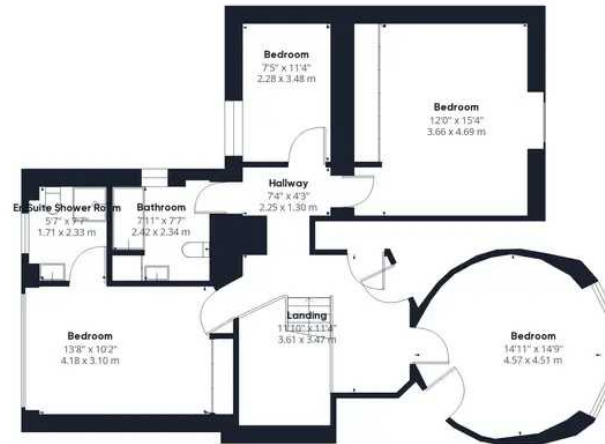
Floor -1



Ground Floor



Floor 1 1/2



Floor 1



Approximate total area⁽¹⁾

2479.4 ft²
230.34 m²

Reduced headroom

50 ft²
4.65 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.