



# Beech Rock, Helm Road, Windermere, LA23 2HS

£2,225,000 Freehold

4 Bedroom Detached House

## Description

Finer Details:

Home:

- Newly built, finished in June 2021
- Detached
- 4/5 bedrooms
- Large double garage with electric door
- Underfloor heating downstairs and all the bathrooms
- Triple glazed throughout
- Currently used as a high end holiday let
- Very private
- Amazing location, less than 10 minute walk into Bowness
- Large balcony with a glass front

Services:

- Air Source Heat pump and LPG Gas
- Mains Water and Electricity
- Alarm and CCTV system in place
- Extensive parking
- 40MB download speed internet

Rural retreat or the bright lights of Bowness? There's no need to choose, when both come as one, at Beech Rock.

Finished in July 2021, built upon the foundations of a bungalow, old



meets new in this handsome traditionally-styled home forged from split-face stone, composite cedar panelling, vast high quality German-engineered windows, aluminium guttering and reclaimed slate blue slate roof.

Pull up along the brand new tarmac driveway, sweeping around to the double garage.

From the front door, enter into a light and open entrance hallway, broad and bright with light oak Karndean flooring extending underfoot. Hang your outerwear on the coat rack to the right, and peek through at the understairs store cupboard where there is plenty of space for suitcases and more.

Flow through into the wow-factor open-plan living area, where a wall of German engineered aluminum frame windows captures vistas out over the balcony and gardens to the mature rhododendrons and tall treeline.

Ahead, designer lighting pendants drop down above the minimalist dining table, where there is ample seating for ten. To the left a stylish gilded feature light is suspended above the edge of a the central-island breakfast bar in the open-plan bespoke kitchen, where an array of soft grey cupboards and drawers hold an abundance of storage, topped by hardy Silestone work surfaces.

Centre stage, an ochre Everhot stove issues background warmth throughout the home; a cooker, hot plate and induction hob also feature. Top quality appliances include a Miele fridge, freezer and dishwasher and Quooker instant hot and chilled water tap. Separate from the kitchen, discover the washer and dryer in a handy utility room close by, also brimming with storage.

On the right, the large, light living room drinks in views of the

outside. Snuggle up on one of the three plush leather sofas to watch a movie on the flush wall mounted television, cosy in the warmth emanating from the elegant Danish log burner.

Whatever the season, flow out onto the balcony, where glass balustrades preserve views out to the leafy canopy and lush lawn below. Dine alfresco in the summer, and sooth your muscles in the hot tub whilst gazing up at the stars in the winter months. Underfloor heating permeates the whole of the downstairs, served by an eco-friendly Air Source Heat Pump, controllable by Hive app.

Also nestled on the ground floor is a spacious snug, where double doors open out to the terrace and hot tub. The perfect playroom for children, within easy reach of the main entertaining space and kitchen, this room also has its own bathroom. Dressed in marbled ceramic tiles to the floor and walls, this refreshing room contains a wet room shower with iBox shower controls. There is also a wash basin with vanity unit storage, heated towel rail and WC.

On the turn, a tall window delivers an abundance of light through, before arriving at the mezzanine landing where a cascading lighting installation draws the eye to the enormous cathedral window ahead, framing leafy views out to the front. Overhead, inset within the high ceiling, Velux windows deliver further light through, creating an open feeling at one with the elements and nature.

Woodland views entreat upon arrival at the first of four sumptuously styled double bedrooms – each benefitting from their own dressing room and ensuite. Controlled on a separate heating system upstairs (both upstairs and downstairs can be remotely controlled via the Hive heating app), this bedroom is warm and welcoming.

Refresh and revive in the ensuite, tiled throughout in marbled grey ceramic, with walk-in shower, LED touch sensor mirror, wash basin

with vanity unit storage and WC. All bathroom fittings throughout Beech Rock are of the finest quality by Villeroy and Boch and Duravit.

Across the way a large family bathroom offers spa-like sanctuary, dressed in grey and furnished with a circular LED sensor mirror, deep freestanding tub with wall mounted tap and separate shower.

Continuing along the plush carpeted landing, next on the left is another large double bedroom, with hints of pink in the soft furnishings and chest of drawers, and distinguished by a quartet of feature pendant lights. French doors once more frame views out over the perfectly private garden. Styled in similar fashion, a soothing ensuite with shower, vanity unit wash basin and WC serves this bedroom alongside a dressing room.

Next door a twin bedroom demonstrates the spacious appeal of these bedrooms, where high ceilings come as standard. Wake up to woodland views in this peaceful bedroom, also served by an ensuite shower room and dressing room with fitted storage.

Turning right at the end of the landing, indulgent relaxation awaits in the master suite. Burnished orange touches evoke a warm ambience in this bountiful bedroom, carpeted in plush grey underfoot and with impressive feature lighting inset within the high ceiling above.

Naturally served by French doors opening to a Juliet balcony, this bedroom also enjoys the pleasure of an enormous ensuite shower room where the designer black fittings and heated towel rail add an urban edge. This room also enjoys its own walk-in wardrobe.

Outside, Beech Rock represents an oasis of calm in the busy bustle of Bowness. Beneath the canopy of trees surrounding the expanse of lawn below the hot tub balcony, watch for the grazing of deer. A

truly remarkable sight. Set to a backdrop of mature woodland, nature is in abundance. Surrounded by rhododendrons, admire the haze of colour in springtime, followed by the firework display of autumnal shades at the end of summer. A constantly changing environment throughout the seasons, enjoy snowy days snuggled up beside the log burner as the flurries fall.

Children can enjoy an endless array of attractions, from paddle boarding on Lake Windermere to hikes up the surrounding hills such as Orrest Head with its views over the lake and fells. Follow the footpath from Beech Rock, turning left up over the hills and continue on into rurality.

Families are well served by local parks and schools, including the independent Windermere School. A modern home, borrowing elements from the past in its design, there is space for all the family at Beech Rock, a tranquil woodland retreat in easy reach of the lights and night life of Bowness.

\*\* For more photos and information, download the brochure on desktop. For your own hard copy brochure, or to book a viewing please call the team \*\*

## **Tenure**

Freehold

# Beech Rock



Ground Floor



First Floor



Approximate Gross Internal Area  
 Ground Floor = 126.9 sq m / 1366 sq ft  
 First Floor = 147.9 sq m / 1592 sq ft  
 Garage = 30.7 sq m / 330 sq ft  
 Total = 305.5 sq m / 3288 sq ft

Illustration for identification purposes only, measurements are approximate,  
 not to scale. FloorplansUsketch.com © 2021 (ID819371)



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