



Landscaped gardens, light-filled spaces, and lots of bedrooms for the extended family...**WELCOME** to Brackenlea House.

Brackenlea House





Welcome Home

Peacefully positioned on the private Lindeth Drive, Brackenlea House is securely tucked away behind an electric gated entrance. Upgraded from its humble bungalow origins, Brackenlea House is a home transformed, whilst retaining much of its easy one-level-living flow.

Outside, grand designs have seen the garden elegantly landscaped, a host of suntrap terraces and lush bordered lawns, securely fenced along the right of the garden in ornate wrought ironwork, with a stone wall along the rear.

Across the way, protected fields with two friendly horses preserve the peace and tranquility enjoyed at Brackenlea House for future generations.

Brackenlea House

“We’ve had New Year’s Eve PARTIES with more than 20 people all sitting down to dinner in this area.”

Pull up on the driveway, upgraded from shale to smooth tarmac by the current owners. An accommodating home even from the outside, there is ample space for several cars, in addition to a garage with electric door and pedestrian access to the home via a utility room.



Steps lead up to the front door, opening to a light, bright and airy entrance hall. Encompassing the footprint of the former bungalow, this entrance hall extends back to the ‘garden room’ at the rear, flowing out to left and right, as light flows through from three sets of French doors, all opening out to the ample rear terrace and garden. Ahead and to the right, a door on the corner leads to a handy cloakroom with hanging space for coats and boot storage, alongside a separate WC and wash basin.



Brackenlea House | *A home transformed*



Turning right out of this room, pass by the staircase and a glazed door leading out to the patio on your way to the kitchen. Light and bright, this Atlantis kitchen offers an abundance of storage within its many cupboards and drawers, furnished with an array of integrated appliances including: a Neff microwave and double oven with warming drawer; induction hob with sunken extractor fan; dishwasher; concealed refuse and recycling stores and fridge-freezer. Further free-standing freezer storage can be found in the utility room and garage.

Stylish grey-white granite worktops provide plenty of preparation space, extending into a breakfasting peninsula, where mealtimes can be enjoyed looking out to the bird feeding station beyond where a host of colourful visitors can be viewed also enjoying brunch.





So Bright



From the kitchen, continue into the main living room, another bright and bountiful space, decorated in neutral tones and carpeted underfoot. Light flows in through windows to several sides, including a seated-bay window drawing in the peaceful views. Blinds provide perfect privacy, as warmth emanates from the gas stove set within an ornate fireplace.



Steps lead down from the living room into the formal dining room, where banks of windows once again frame glorious views out over the fields, where horses can often be seen.

“The views from the lounge and ground floor bedroom are terrific.”

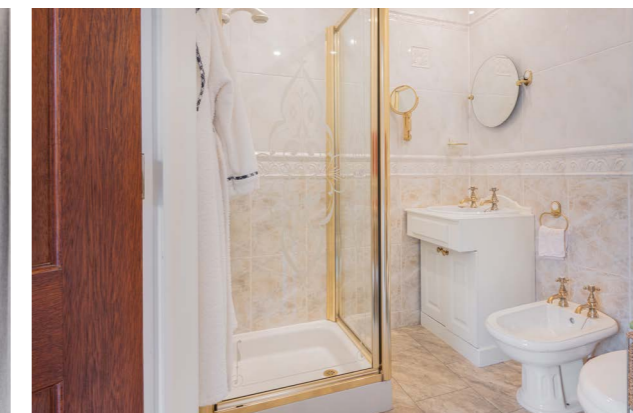




A home with great flow, from the dining room connect back with the entrance hall, turning left into an accessible ground floor bedroom. Furnished with handmade wardrobes, there is ample storage, and a spacious ensuite with shower cubicle, wash basin, WC and bidet. Open the French doors to the balcony and let the fresh Lakeland air flow in on a summer's day.

Hidden Gem

With plenty of room to entertain, turn left and down the step to arrive at a second ground floor bedroom, furnished with a wall of fitted wardrobes. Currently serving as a study, this flexibly styled home is adaptable to individual needs, offering up additional bedrooms and work-from-home office space as required. Peaceful and quiet, take inspiration from the rural views out of the window. Next door, a third double bedroom again features built-in storage, carpeted underfoot and with views out over hedgerows and trees. Both bedrooms on this level are served by a bathroom containing bath with overhead shower, wash basin, bidet and WC. Nestled on its own 'sub-level', consider the potential to turn the study, second bedroom and bathroom into a master suite? A home brimming with potential, boarded loft space is accessible from both ends of Brackenlea House.





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“The outlook is never going to be built on due to its rock base, which is a tremendous asset.”

Brackenlea House

A home transformed



“You can see glimpses of the lake from one of the upstairs bedroom.”

Returning to the entrance hall, take the stairs up to the first floor, turning right into the master suite, where exposed A-frame timbers in the ceiling are recreated in the shape of the immense window looking out over the fields to the front. Step out onto the tiled balcony, wrapped in iron balustrades, and let the serenity of this unique setting sooth your senses. Ample storage is available in the walk-in wardrobe. Freshen up in the ensuite, featuring a centrally filling bathtub, wash basin, separate shower cubicle, bidet and WC.





Sneak a peek at the second bedroom on this level, carpeted and replete with fitted storage extending along one wall and up and over the double bed. Wake up to birdsong and the peaceful garden views. This bedroom is also served by its own shower room ensuite.

Returning down the main stairs arrive at the lower ground floor level, where a utility room with ample storage connects to the spacious garage where there is plumbing for washer and dryer.

Brackenlea's crowning glory is unequivocally its manicured and landscaped gardens. Shale pathways meander through the borders to the front, maintained on a weekly basis by a gardener. Lakeland slate walls add tiers to the lawns, with large patio areas to the rear, edged by golden gravel, providing pockets of sunshine and shade in which to recline and relax.



Step Outside

A haven for bird life, the sound of birdsong is a constant serenade in this spacious and perfectly private garden, set to a backdrop of woodland. Watch the birds on the feeders outside the kitchen window, a joy to behold.

A large shed and greenhouse encourage pottering and potting, with established vegetable patches in addition to the many lawns and planted borders. Railings at the back make the garden to the rear secure for children and dogs.

Soak up the sights, scents and sounds of the garden from the large wooden swing admire the pergola and enjoy walks around the boundary of this prolific garden.





“The location is magnificent.”

Set upon the private road of Lindeth Drive, a resident’s association comprising around 15 homes oversees the upkeep of the lane and verges.

Secure and peaceful, yet with neighbours within easy reach, on those evenings where you don’t want to cook, wander around the corner to dine out at the Lindeth Howe Hotel.

With easy access to the motorway, avoid the Windermere tourist traffic and head directly up the Crook Road, past the golf course and onto the A590.

Windermere Golf Course is, of course, a pleasant destination in itself for those looking to improve their par score. Windermere town centre is only moments away, brimming with restaurants, shops, cafes, convenience stores and bars. There is always plenty to see and do.

Make your way down to Lake Windermere and catch the ferry connections to Hawkshead and dine out at The Drunken Duck. Take another direction to discover the delicacies to be savoured at the ever-popular Brown Horse at Winster.

Meet locals (and their four-legged companions) on a circular walk to Cockshott Point, passing the Lindeth Howe Hotel and continuing down Meadowcroft Lane to the Newby Bridge Road.

Spacious, bright and brimming with bedrooms, Brackenlea House, in its sublime setting, offers flexible living for all ages. A welcoming home, impeccably maintained; book your viewing today.



Where to go when you need...



Milk: Townend Dairy deliver eggs, milk and orange juice



A dog walk: Cockshott Point



Dinner: Linthwaite House



A quick bite: Whip into Windermere – there are so many cafes



Train: Windermere has a station, and Oxenholme for Edinburgh or London



Doctors' surgery: Goodly Dale – good surgery with its own pharmacy

Finer Details

Home:

- Built in 1957
- 4 Bedrooms
- High quality finish throughout
- Atlantis kitchen (less than 5 years old)
- All windows are double glazed
- Double garage
- Electric gated driveway
- Landscaped garden
- Private road (£100 pa towards upkeep)

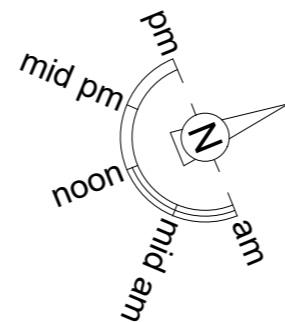
Services:

- Mains gas, water, electricity, and drainage
- Council tax band 'G'
- Freehold
- BT fibre internet
- 2 new boilers added in 2016
- Re wired in parts in 2016

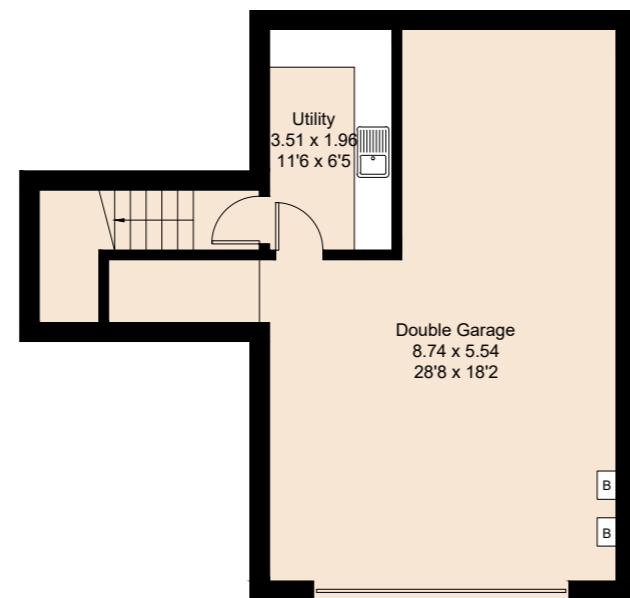
Garden:

- Garden elegantly landscaped
- A host of suntrap terraces
- Lush bordered lawns, securely fenced along the right of the garden in ornate wrought ironwork, with a stone wall along the rear
- Across the way, protected fields with two friendly horses preserve the peace and tranquility enjoyed at Brackenlea House for future generations

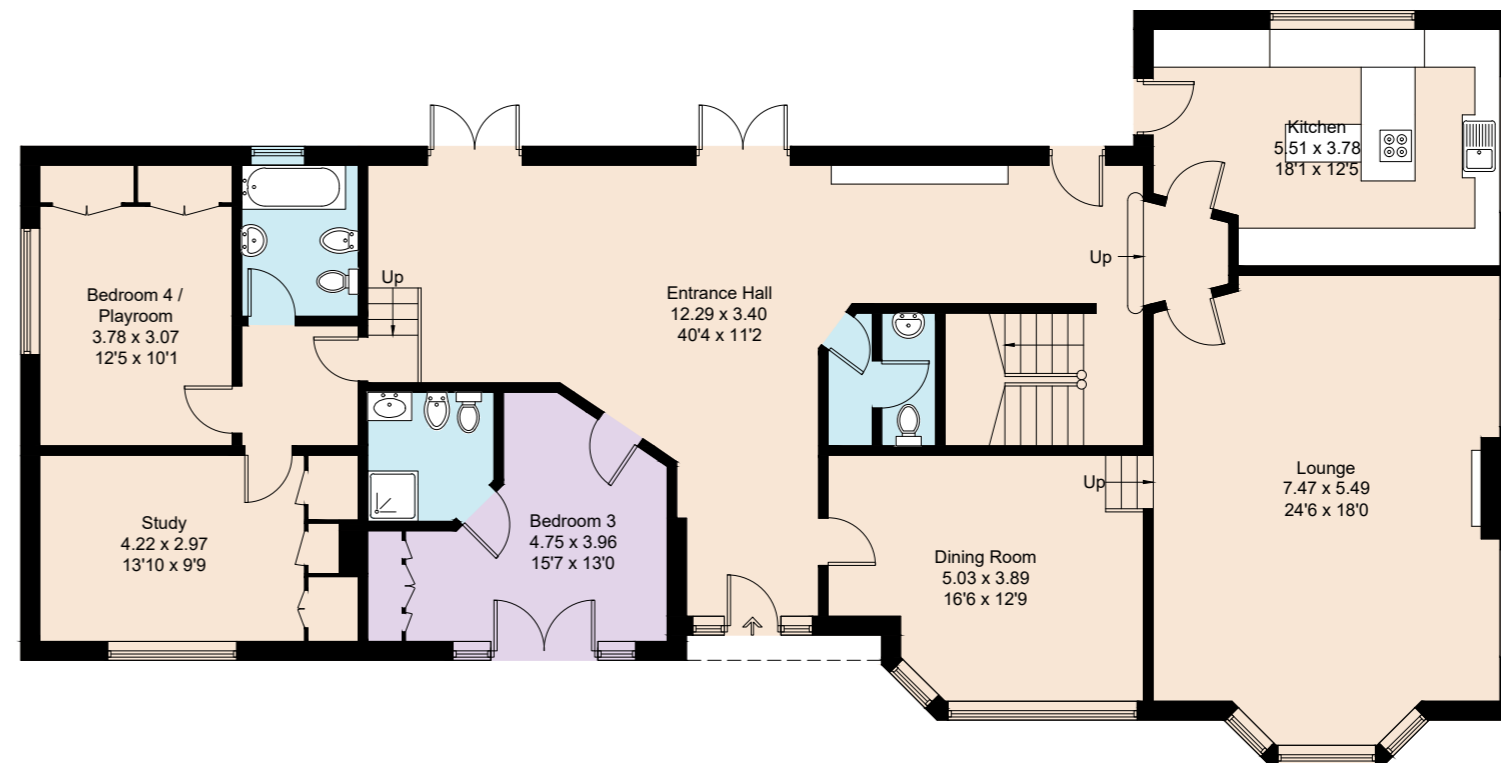
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



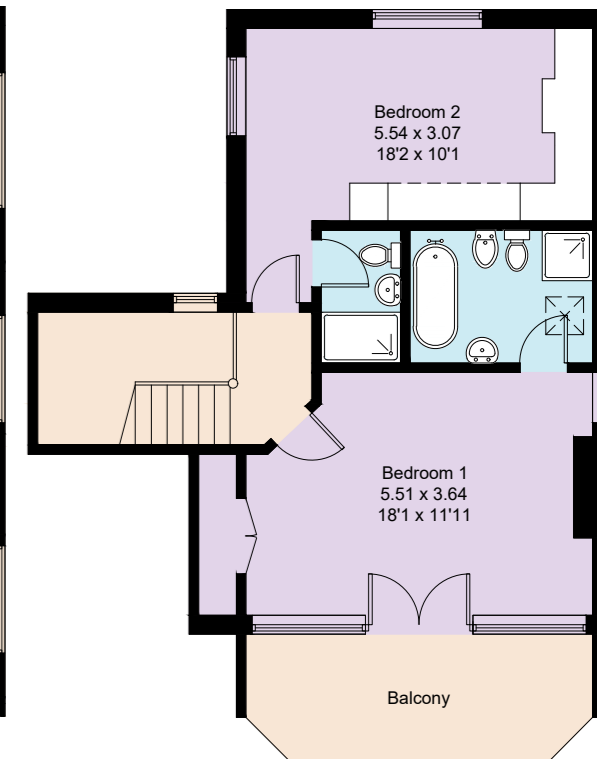
Lower Ground Floor



Ground Floor



First Floor



Approximate Gross Internal Area = 309.0 sq m / 3330 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID841385)



Brackenlea House, Lindeth Drive, Bowness-on-Windermere, Windermere, Cumbria LA23 3JF

Leaving the M6 at Junction 36, exit the roundabout onto the A590 west signposted Windermere/Kendal and follow the road for 8 miles north-west. Reaching the Plumgarths roundabout, take the first exit left onto Crook Rd (B5284) and follow the road for 6 miles. Reaching the end of this road, turn left and immediately turn right onto Longtail Hill. Brackenlea House is the third house on the left.

 WHAT3WORDS: [escapades.exclusive.beast](https://www.what3words.com/escapades-exclusive-beast)

ASHDOWN JONES
THE LAKE DISTRICT

To view Brackenlea House
Call: 015394 88811
Email: team@ashdownjones.co.uk



SCAN ME
TO BOOK A
VIEWING