



GREYSTONES

CORN BIRTHWAITE ROAD



Unrivalled in its location, the grand Pattinson home of Greystones sits on the outskirts of the hustle and bustle of Windermere and Bowness, the shops, bistros, bars, boat trips and frivolities of which lie within a five-to-ten-minute walk from the doorstep.

Tucked away along a private road, set behind high stone walls, hedges and tall wooden electric gates, Greystones is the ultimate Lakeland refuge, steeped in heritage and home comforts.

Pull through the secure gated entrance and along the block paved driveway, leading to a shingle parking area. Lawns and gardens are set behind low grey stone walls, with a detached Lakeland stone double garage. A handsome home of traditional Lakeland stone, Pattinson design, atop the garage sits a striking clock with weathervane finial.



You can't see the house from the front because of the high hedge, but walking through the gates, it really hits you."



Make your way to the delightful front porch, with its vaulted ceiling, where there is space to remove coats and boots. Tiled flooring runs through into the welcoming living room and hallway, where spotlighting above lifts this 1920s home into the 21st century. Cream tones to the walls lend the home a classic country feel inkeeping with its heritage. Stealing the scene is the impressive stone fireplace, within which an open fire is inset upon a black hearth. retaining warmth in the wintertime.



LIGHT & BRIGHT

Beyond, this room opens into the light and bright garden room, where a solid vaulted roof rises up, inset with a chandelier. An opulent space, there is ample room for a ten-seater dining table in here, perfect for festive feasting with a tall Christmas tree. In summer enjoy alfresco celebrations overlooking, and with direct access out to, the stone terrace and manicured garden beyond.



HEART OF THE HOME



Returning to the entrance, turning right flow through to the kitchen, the heart of the home, where light beams in through leaded windows to the front and rear. Enjoy leisurely dining at the breakfast table. There are large selection of integrated appliances includes dishwasher, washing machine, tumble dryer, fridge-freezer, wine cooler, with a pull-out bin store set within the island, alongside a salad sink, inset within the remarkable, stunning bevelled edge granite worktop.

Cook up a feast for family and friends in the Falcon Range-style oven with gas burner hob set beneath an extractor hood. A high specification kitchen, storage space is in abundance, with French doors opening out to the garden and incredible views out over the private grounds. Fitted by Tom Howley Exquisite Bespoke Kitchens, each element of this kitchen is a joy to behold.

SOFTLY ELEGANT

“We love the house, the style,
the comfort and location.”

Returning through the kitchen to a central lobby area, note the built-in storage available, alongside a convenient downstairs cloakroom with wash basin and WC. A warm and welcoming home, Hive heating controls allow you to create the perfect ambient temperature even when away from home.

Accessible for all, downstairs discover a ground floor bedroom, tiled underfoot, with fitted storage built in either side of the elegant black fireplace. Originally a snug lounge, this bedroom could easily serve as a playroom, office or lounge dependent upon your needs. Verdant views extend out over the perfectly private garden.

Continue across the lounge into a cosy TV lounge, where a curved bay window frames views out over the garden. Carpeted and cosy, this room also features an attractive ornamental fireplace with a gas fire.



SWEET DREAMS

Taking the stairs up from the entrance hall, pause on the turn to admire the view from the pretty leaded windows, framed in hardwood and imperceptibly double glazed throughout.

Turning left, next to a deep linen cupboard, sneak a peek at the sumptuous second bedroom. Spacious and serene with cream décor to the walls and ample space for a double bed and wardrobes, this cosily carpeted bedroom offers restorative views out over the rear garden to the woodland beyond from its ensuite bathroom. Tiles extend underfoot, gleaming in the light flowing in through the large leaded window. Featuring a roll top bath with shower head attachment alongside WC, a unique wash basin is set upon a wrought iron pedestal.

Returning along the landing, turn left to arrive at the third bedroom which contains a feature fireplace and fitted shelving. In the corner double doors open to reveal wardrobe space.





Across the way, serving both bedroom four and bedroom three, an elegantly tiled bathroom which features a large shower cubicle with overhead rainfall shower, wash basin and WC. Continue along the landing to arrive at bedroom four, a light and bright double (no bedroom at Greystones compromises on space) with fitted wardrobes, and cream shades to the walls, a large window looks out over the garden, hedges and trees beyond.



Next, make your way into the master suite at the end of the landing, a bright and bountiful bedroom with a uniquely shaped high ceiling, peaked above the lattice leaded window which overlooks the lush lawn and garden below. Capacious in its proportions, there is ample space for a super-king-size bed alongside fitted wardrobes and drawers with a television inset into the cabinetry.



UNIQUELY YOURS

Freshen up in the ensuite, where large, spa-style tiles coat the walls and floor, and an enormous freestanding rolltop bathtub, with showerhead attachment, features alongside twin wash basins, and a separate shower. Enjoy an indulgent soak with a glass of fizz, watching your favourite shows on the television inset within the wall.

A WORLD OF COLOUR

A constant source of pleasure from the indoors, step out into the garden from the dining room or kitchen, where a stone patio precedes a large swathe of lush lawn. Perfect for children and pets, this flat, enclosed garden is low maintenance with mature trees, one of which features its own tree swing. Shrubs including a variety of azaleas and rhododendrons add colour and texture to this traditional Lakeland garden, where outcrops of rock add a picturesque element. Spring bulbs fill the garden with early seasonal colour, before the purple haze of wisteria billows around the windows of the garden room in early summer. Behind the bottom hedge of the garden, behind it is a private woodland, which is protected by the Pattinson Trust.





ASK THE OWNERS...

WHERE DO I GO WHEN I NEED:



Milk: Straight up into Windermere- Sainsbury's, four minutes' walk away



Dinner: Francine's in Windermere, Porto in Bowness



Bus stop: Outside the gate on the main road



Breakfast: Homeground



A pint: Step out into the village and take your pick



Takeaway: There is so much choice



A walk: The fells and lakes of the Lake District are on your doorstep



Pharmacy: In Windermere village



A day out with the children: Peter Rabbit at the World of Beatrix Potter in Bowness about 10 mins away





OUT & ABOUT

Peacefully nestled within its own tranquil enclave, the serenity of Greystones is balanced by its close proximity to the hive of activity in nearby Windermere and Bowness, a respective five- and ten-minute walk away. Served by a broad selection of bars, restaurants, shops, cafes and supermarkets, everything you could possibly need is only moments away.

Enjoy your pick of Michelin-star dining, with Gilpin Spice close by in Bowness and a range of other award-winning fine dining restaurants within easy reach, from The Old Stamp House in Ambleside (recently voted Best Restaurant in the World for fine dining), to Simon Rogan's Henrock at nearby Linthwaite House.

Stroll out and along Lake Windermere, enjoying dog walks at Cockshott Point or trips with the children to Millerground.

Hop on a ferry and see the sights, enjoy a day out at Lakeside and catch the steam train to Haverthwaite. There is so much to see and do. Travel deeper into the Lake District on public transport; the bus stop is literally across the road. Commuting is a breeze, with accessible road and rail links, including trains from Windermere Station to London via Oxenholme.

Families are well served by local primary, secondary and independent schools including Windermere School.

Unseen from the road but for the roof, Greystones is a discreet, yet imposing home filled with character and finished to the highest specifications, in a convenient central location.

Book your viewing today.

FINER DETAILS

House

- 5 bedrooms & 3 bathrooms
- Built in 1925 by reputable local builders, G H Pattinson
- The exterior is built with Lakeland stone
- Freehold
- Original wood frame, double glazed windows
- Successful holiday let
- Kitchen is bespoke (Tom Howley)
- Situated on Cornbirthwaite Road, a private residential area on the outskirts of Windermere village being within walking distance of the shops and amenities

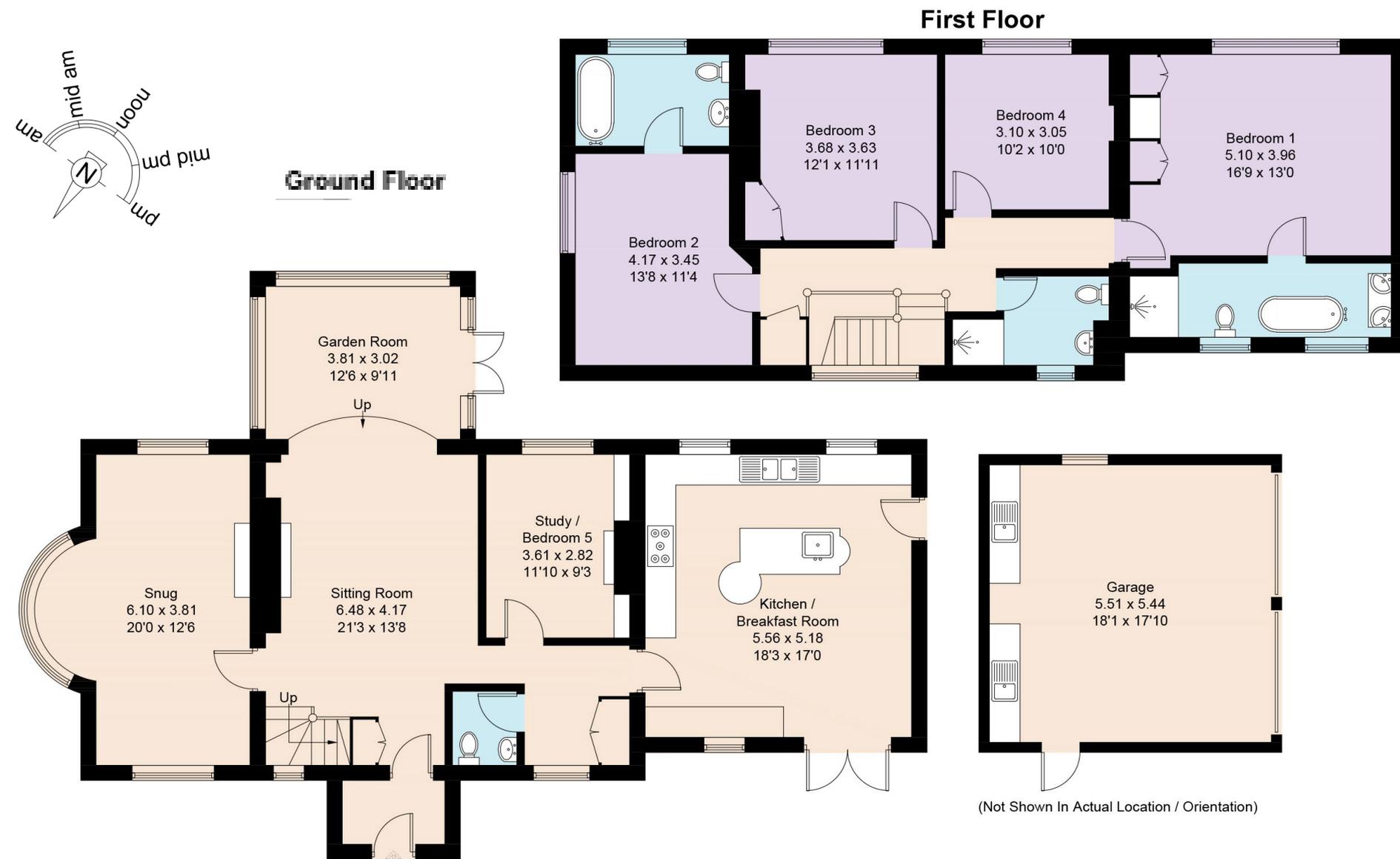
Grounds

- Shared private road. Used to put £50 p/a each into fund but recently done and in very good condition
- Security gates to enter the drive
- Large, South facing, garden with a patio
- Gardener comes every 2 weeks
- Double garage plus space for 3-4 cars

Services

- Mains gas, electricity, water and drainage
- Good internet speed (Plusnet)
- Council tax band 'G' (currently paying business rates)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 248 sq m / 2675 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID852730)



GREYSTONES

CORNBIRTHWAITE ROAD

Greystones, Cornbirthwaite Road, Windermere, LA23 1DJ

From Windermere, proceed towards Bowness along New Road, taking the second right turning onto Cornbirthwaite Road. Greystones (signposted Sunny Garth) is the first property on the left hand side.



WHAT3WORDS: sniff.loss.encoding

ASHDOWN JONES
THE LAKE DISTRICT

To view Greystones
Call: 015394 88811

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SCAN ME
TO BOOK A
VIEWING