



Oakwood Smithy Lane, Bowness-On-Windermere
£850,000



Oakwood Smithy Lane

Bowness-On-Windermere, Windermere

Occupying a generous plot within one of Bowness-on-Windermere's most desirable residential settings, Oakwood is an individual detached home extending to approximately 2,390 sq ft. Offering beautifully arranged accommodation, extensive gardens and a remarkable area of private woodland, the property enjoys a wonderful sense of privacy whilst remaining within easy reach of Bowness village, Lake Windermere and the many attractions of the Lake District National Park.

Designed with both flexibility and lifestyle in mind, the accommodation is arranged over split levels and centres around a striking dark wooden spiral staircase, creating an immediate sense of character and individuality. The layout has been thoughtfully planned to provide spacious living areas alongside adaptable accommodation capable of meeting a wide range of requirements.

The principal accommodation is centred around an impressive kitchen diner, providing a bright and sociable space ideal for both everyday family life and entertaining. From this level, access is gained to a balcony seating area, offering a pleasant position from which to enjoy the outlook over the surrounding grounds. The principal bedroom is also located on this floor and benefits from fitted wardrobes, a spacious en suite shower room and its own private balcony. Two further bedrooms are situated on this level, one of which offers excellent flexibility and could equally be utilised as a home office, study or hobby room if not required as a bedroom. A shower room serves the remaining accommodation on this floor.

The lower ground floor provides one of the property's most appealing features...

Comprising a substantial living room with patio doors opening directly onto the garden, a double bedroom, kitchenette and separate WC, this area offers outstanding versatility and could lend itself to multi generational living, guest accommodation or independent space for family members, whilst remaining fully connected to the main house.

Externally, Oakwood enjoys beautifully established grounds which combine generous lawned gardens, mature planting and a delightful terrace seating area adjoining the property. A pond creates an attractive focal point within the garden, whilst the extensive private woodland extends all the way to the lower reaches of Smithy Lane, providing a rare sense of space, privacy and connection to the surrounding landscape. Whether enjoyed as a haven for wildlife, a place to explore or simply as a peaceful backdrop to everyday life, the woodland represents a particularly special feature of the property.

The property further benefits from a substantial garage incorporating additional loft storage, together with convenient parking both within the garage and directly outside the property.

- Individual detached home extending to approximately 2,390 sq ft
- Sought after Bowness-on-Windermere location close to amenities and Lake Windermere
- Spacious kitchen diner ideal for entertaining and family life
- Characterful split level design with feature spiral staircase
- Four bedrooms, including two with en suite facilities
- Flexible accommodation with lower ground floor suite and self contained potential
- Balcony seating areas overlooking the gardens and woodland
- Extensive gardens with a pond and private woodland extending to Smithy Lane
- Garage with additional loft storage and private parking, as well as additional driveway parking





ENTRY

6' 4" x 6' 4" (1.94m x 1.94m)

KITCHEN

19' 7" x 12' 10" (5.96m x 3.90m)

RECEPTION ROOM

27' 0" x 15' 4" (8.23m x 4.68m)

BEDROOM

14' 10" x 11' 8" (4.53m x 3.55m)

EN SUITE

12' 4" x 7' 7" (3.76m x 2.31m)

BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)

SHOWER ROOM

8' 6" x 5' 9" (2.60m x 1.74m)

BEDROOM

9' 5" x 8' 4" (2.87m x 2.54m)

LIVING ROOM

28' 8" x 16' 6" (8.73m x 5.02m)

KITCHENETTE

7' 5" x 5' 7" (2.27m x 1.70m)

BEDROOM

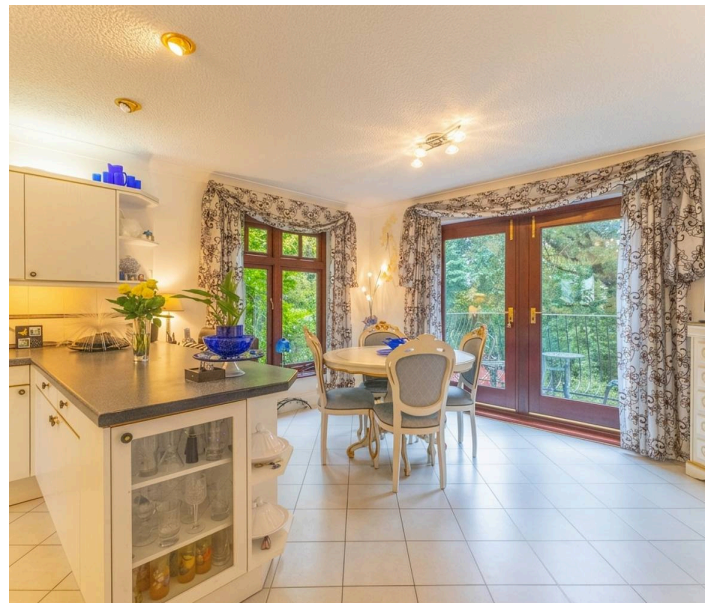
12' 5" x 9' 3" (3.78m x 2.81m)

WC

10' 10" x 3' 2" (3.29m x 0.96m)

GARAGE

22' 4" x 18' 7" (6.81m x 5.67m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently **Band G**

TENURE: FREEHOLD

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2390 ft²

222.1 m²

Balconies and terraces

33 ft²

3.1 m²

Reduced headroom

19 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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