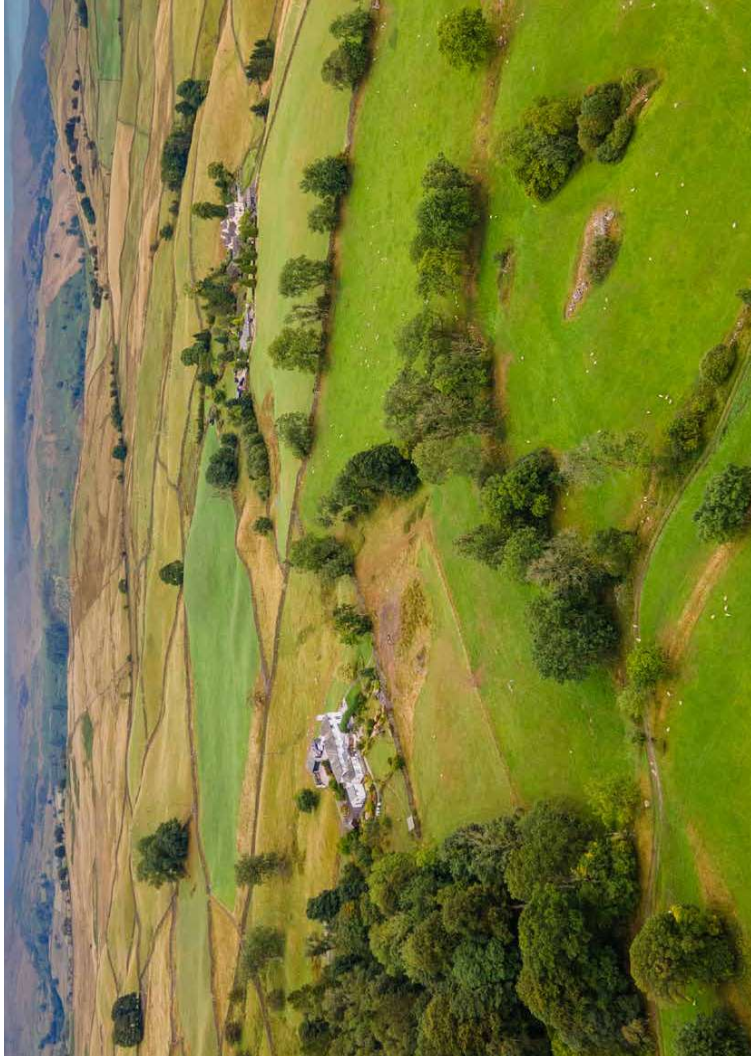






Woodside

A truly special place

High Borrans, Windermere, LA23 1JS

Occupying an enviable rural position within the Lake District National Park, surrounded by rolling open countryside, this beautifully upgraded and impeccably maintained 5 bedroom semi-detached residence offers an outstanding opportunity to acquire a substantial family home of exceptional quality. Enjoying breathtaking views across the surrounding landscape and approximately 8 acres of land, the property combines elegant contemporary living with the peace and privacy of a rural setting, while remaining conveniently accessible to nearby amenities.

This impressive home has been thoughtfully enhanced by the current owners to create a stylish and versatile residence that is ready to move straight into and enjoy. Every aspect of the property has been carefully considered, blending character, space and modern comforts to suit today's lifestyle.

The thoughtfully arranged accommodation provides the perfect solution for multi-generational living, with a superb self-contained guest annexe offering independent accommodation for extended family, visiting guests. The detached garage could easily be converted and is prime for a home office.

Quick Overview

- Semi detached country home
- 5 bedrooms one with en suite and 2 bathrooms
- 2 reception rooms
- Integral 1 bedroom ancillary accommodation
- Stunning well appointed kitchen
- Wonderful countryside views
- Immaculate presentation throughout
- Garage/home office and driveway parking
- Approximately 8 acres of land
- Ultrafast broadband available

Welcome

Enter Woodside and you are met with solid oak flooring throughout the ground floor and stairs leading to the upper floor. There is an additional hall space with storage areas.

Beyond 2 tread steps leading into a significant space divided to create a wonderful study area with bespoke built-in desk and sun room/additional dining area. It is of hardwood and double glazed construction and has generous natural light and 2 sets of double doors opening to the terraces to the rear of the property, all of which benefit from a southerly aspect.



Wine & Dine

Adjoining is the sizeable Living Room with focal point cast iron multi fuel stove with a built in cupboard to one side of the chimney alcove, feature exposed stone wall and solid oak flooring throughout. There is a large window offering lovely garden and countryside outlooks.

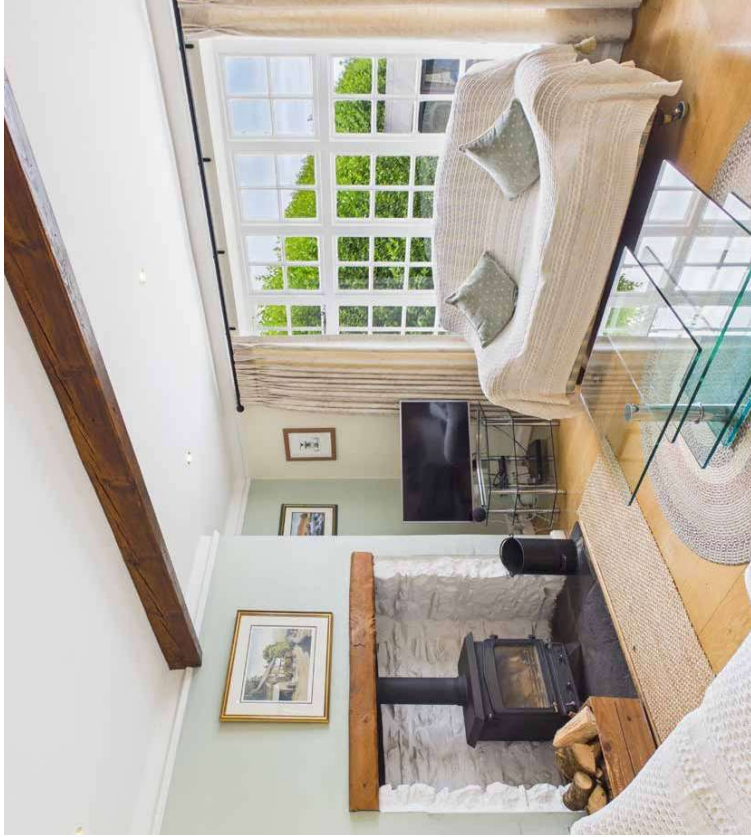
Beyond, is the remarkable kitchen/dining space which is perfect for family gatherings and entertaining. The quality 'U' shaped kitchen offers an incredible range of wall and base units with a complementary granite work surface with matching upstands.

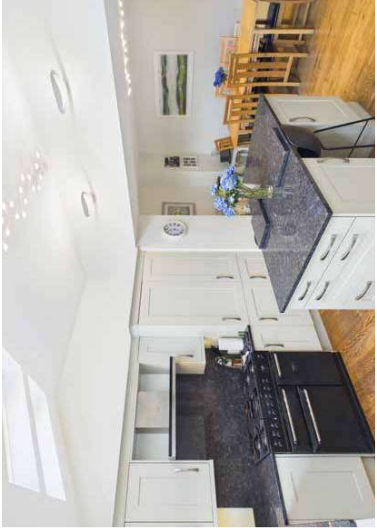
There is an impressive central island and integrated appliances including larder fridge, Bosch dishwasher, Dual Butler style sinks with mixer tap, wine rack and extractor canopy. There are 5 Velux windows and a further large window to the front floor the room with light and there are built in pantry cupboards for further storage and a walk in pantry with original slate slab and shelving. The UV filtration system for the main house is housed in the kitchen. The dining area creates a wonderful sociable space for less formal dining.

Accessed externally and also from the kitchen is a generous utility room with further wall and base units, plumbing in place for a washer and recesses for other white goods. The floor is tiled and there is ample space for coats, boots and shoes to be stored. Adjacent is a convenient WC.

Specifications	
Study	12' 38" x 8' 0" (4.62m x 2.44m)
Sun Room / Dining Area	15' 5" x 12' 3" (4.7m x 3.73m)
Living Room	13' 5" x 12' 2" (4.09m x 3.71m)

Specifications	
Living Room (narrower area)	12' 4" x 9' 11" (3.76m x 3.02m)
Kitchen / Dining Area	21' 9" x 13' 2" (6.63m x 4.01m)
Utility Room	10' 9" x 7' 9" (3.28m x 2.36m)





Bedrooms

Heading to the upper floor from the hall, there is a wonderfully light split level landing where 4 of the bedrooms and bathrooms can be accessed.

The generous primary bedroom is the full depth of the house and benefits from a dual aspect with exceptional countryside views. There is a dressing room with a mixture of hanging space and shelving, and a contemporary shower room with walk in shower and electric shower over, part tiling to walls, vanity wash hand basin with wall mounted cabinet, WC and heated towel rail. Tiled flooring and window.

There are 3 further double bedrooms, one with a built in wardrobe, two having an aspect to rear and enjoying super views and a further with a front aspect also with open countryside views and benefiting from built in airing cupboard with shelving.

The luxurious family bathroom has a claw foot bath as its centre piece and in addition a corner shower cubicle, pedestal wash basin, WC, heated towel rail and partial tiling. Extractor fan, and window to front.

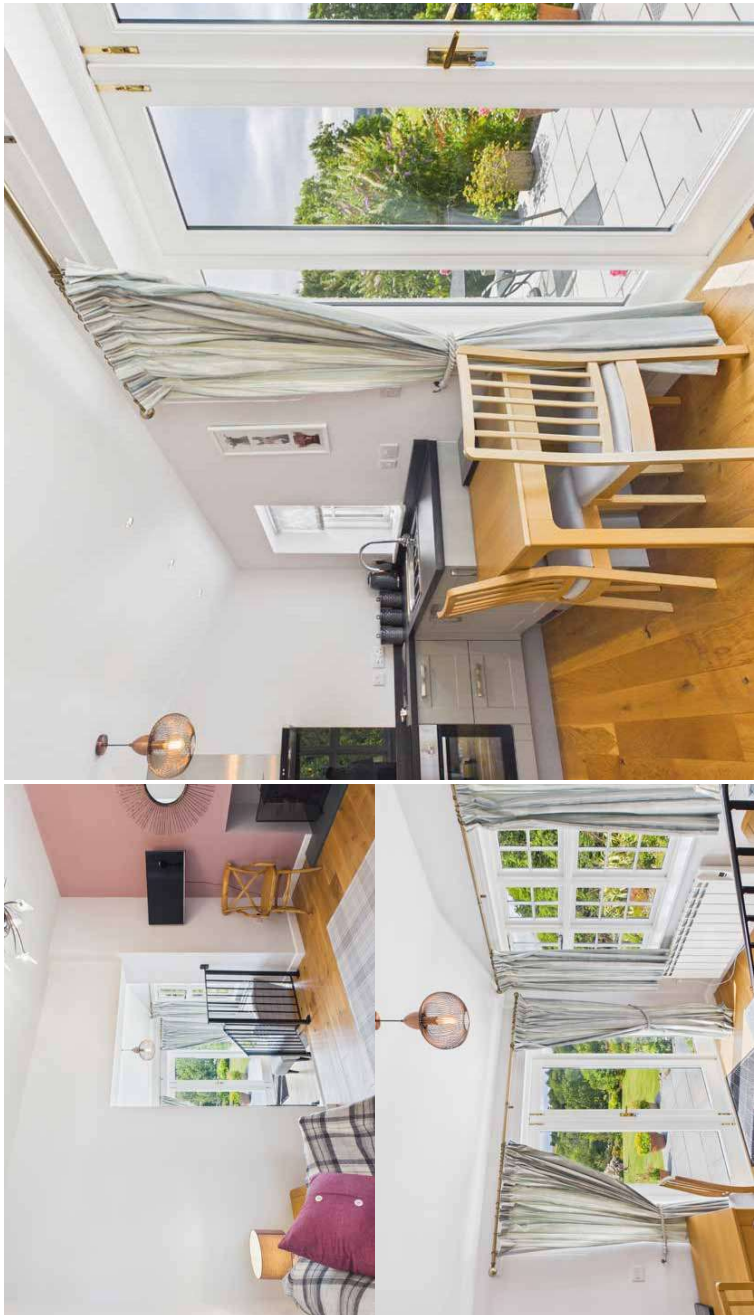


Specifications
Bedroom One 17' 10" x 14' 1" (5.4m x 4.29m)
Dressing Room 6' 8" x 5' 5" (2.03m x 1.65m)
Bedroom Two 13' 5" x 12' 2" (4.02m x 3.71m)
Bedroom Three 11' 11" x 9' 11" (3.69m x 3.02m)
Bedroom Four 12' 4" x 8' 7" (3.76m x 2.62m)

Annexe

In addition to the main house and its living accommodation, there is ancillary accommodation which can be completely self-contained and provides access directly into the main house also. This is perfect for those wishing to house a dependent or just overspill accommodation for family or guests (N.B. This cannot be used as holiday let accommodation without the usual consents obtained). This area is well proportioned and presents a hallway with storage cupboard (housing UV filtration system), its own contemporary shower room with large walk in shower, vanity wash hand basin, WC, heated towel rail and wall mounted cabinet. Window to front.

The annexe sitting room is snug and welcoming with oak flooring throughout and chimney recess (potential for wood burner etc) flows down 2 treads to a breakfast kitchen which enjoys the wonderful views to the rear. The modern fitted kitchen offers a range of wall and base units with contour work surface incorporating a sink unit, 4 ring electric hob and NEFF extractor over, built in oven, fridge, slimline dishwasher and washing machine. There are double doors from here onto the patio which is surrounded by open countryside and views.

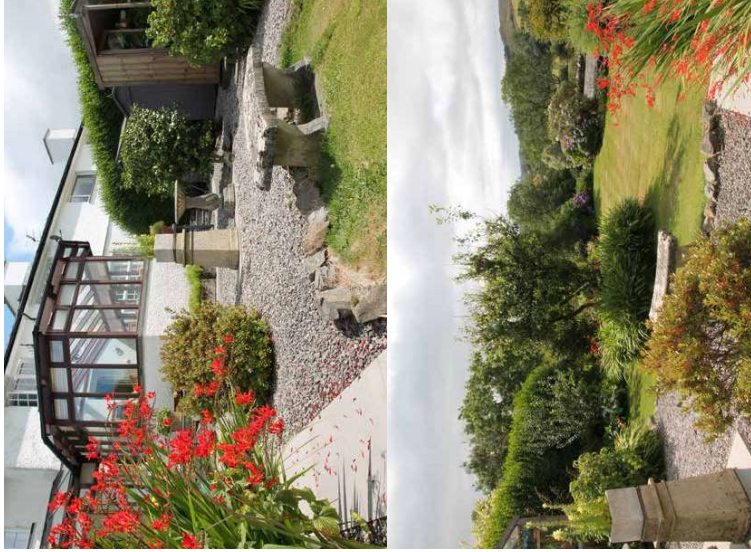


Outside

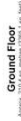
A garage is located adjacent to the house and this has been adapted to create a hobbies room and could for the new owners, provide a home office/workshop etc as it has been fully insulated, has power, internet and light, fitted with double glazing, potential to connect to a flue for fitting of a stove.

Outside, the property continues to impress. There is a large landscaped area which provides parking for 4/5 vehicles and beautifully landscaped gardens front and rear which provide an idyllic setting for relaxation and entertaining, with a variety of seating areas of which are south facing, large lawns, mature planting and uninterrupted views over the surrounding countryside. Extending to approximately eight acres, the grounds offer an abundance of opportunities for equestrian use (a beck passes over part of the land), hobby farming, recreation or simply enjoying the space and tranquility that this remarkable setting affords. There is a useful sizeable wood/bike store.

A property of this calibre, in such a picturesque setting, is seldom available and early viewing is highly recommended to fully appreciate everything it has to offer.







Ground Floor



First Floor

Floorplan

Woodside, High Borran, Windermere, LA23 1JS

Approximate Area = 298.3 sq m / 3210.4 sq ft

For identification only - not to scale

Total area: approx. 288.3 sq. metres (3210.4 sq. feet)

Plan produced using PlantUp.

Important Information

Parking:
Garage and Off road parking

Tenure: Freehold

Council Tax Band:
Westmorland and Furness Council - Council tax band G

Services: Mains electric, drainage by way of replacement compliant sewage treatment plant (installed in August 2026) and shared with neighbouring property. LPG gas (2000 litre underground tank), private water supply, which is shared with a neighbour and holds approx. 50,000 litres. The property has two ultra violet filtration systems fitted and is tested annually.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at any of our offices

Agents Information:
The vendors currently lease 5 acres of land around the property to a local farmer for grazing sheep. This agreement is for 1 year and ceases in March 2027. There may be an option for the new owners to resurrect this with the farmer.

What3Words:
///downfield.approve.zoom

Directions: Leave Windermere on the A591 and on entering Ings bear first left at Hill Farm and follow the road up for a couple of miles, bearing left at the High Borrens wooden sign and follow the lane for approx. 1.2 miles, passing through High Borrens farmyard, and the Old Laundry. Proceed through the gate ahead onto the private lane and Woodside is the next property you reach on the right hand side.



Anti Money Laundering Regulations: Please note that, when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations. We will require you to provide identification on completion under these checks at a cost of £6000 per VAT registered buyer, or £5000 per VAT unregistered buyer. This charge is non-refundable, and you will be liable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £5000 (incl. vat).

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

Call us on 015394 44461
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windermeresales@hackney-leigh.co.uk

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