

Bowness-on-windermere

£375,000

5 Brantfell Cottages, Bowness-on-windermere, Windermere, LA23 3AD

This charming two-bedroom traditional terraced cottage is in the heart of Bowness-on-Windermere. Built from characterful Lakeland stone, thoughtfully modernised and recently redecorated. Inside, a cosy wood-burning stove creates an inviting focal point, while outside, the private garden offers a peaceful space to relax and unwind. . With its desirable location this delightful, well-proportioned cottage would make an excellent Lake District retreat or investment opportunity, as it has been previously run as a successful holiday-let.

Quick Overview

- Traditional 2 bedroom Lakeland cottage
- Sympathetically modernised and redecorated.
- Reception room with Lakeland stone fireplace
- Cosy log burner and gas central heating.
- Great investment opportunity.
- Sociable family kitchen diner
- Private garden with views
- Allocated parking for 2 cars closeby
- Great location in the heart of Bowness
- Superfast broadband available

Property Reference: W6403

2	1	1	D	*Superfast available*	*Allocated for 2 vehicles*



Lounge



Kitchen



Dining kitchen



Bedroom 1

Enter from the rear door into a spacious, recently refurbished kitchen featuring dove-grey units, a built-in electric oven and hob, and space for a freestanding fridge freezer. The kitchen also has space for a washing machine and a slimline dishwasher along with ample space for a dining table for everyday meals.
A hallway off the kitchen leads to a comfortable lounge with wood effect laminate floor, feature exposed stone fireplace and recently installed wood burning stove completing a practical and well-connected living layout. A small porch leads off the lounge and opens out to the delightful, private garden -designed with practicality in mind and offers a stone slabbed area for seating and al-fresco dining complete with gravelled area surrounded by herbaceous borders.

From the inner hallway there are stairs leading to the upper floor bedrooms. Bedroom 1 is of a good double size and has a uPVC double glazed window with pleasant aspect over rooftops to Claife Heights and glimpses of the Lake.
A modernised and good sized Jack and Jill bathroom with shower over the bath, WC and wash basin, can be accessed by both bedrooms. The Worcester boiler is housed neatly in a bathroom cupboard. Bedroom 2 is also double sized and the entire upper floor has a bright and airy feel.

Outside the property is a small garden store near the main door constructed form Lakeland stone matching the rest of the property. Allocated parking for 2 cars is available nearby.

This characterful, Lakeland property provides a great opportunity to make a very well presented cottage your ideal permanent residence or second home.
Don't miss this opportunity, call us to book a viewing.

Accommodation: (Approximate dimensions)

Open plan kitchen dining room. 3.82 x 2.81 (12'6" x 9'2")

Inner hallway:

Lounge 3.96 x 3.23 (12'11" x 10'7")

Entrance Porch:

First floor landing:

Bedroom 1 3.84 x 3.22 (12'7" x 10'6")

Bedroom 2 2.86 x 2.41 (9'4" x 7'11")

Jack and Jill Bathroom

Parking 2 parking spaces.

General Information:

*please note each cottage has a pedestrian right of way over each other's front garden

Request a Viewing Online or Call 015394 44461

Services. Mains gas, water, drainage and electricity. Gas fired central heating to radiators in all rooms.

Tenure Freehold. Vacant possession upon completion.

Business Rates The property is business rated.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What 3 words and directions. quick.subtitle.shrimps

On entering Bowness On Windermere from Windermere, proceed down Lake road and go straight ahead over the roundabout and bear 1st left on Kendal Road just before St Martin's Church. Bear left again after 50 yards onto Brantfell Road to the top, bear left and park in the parking area. 5 Brantfell cottages has 2 private parking spaces clearly marked and the row of cottages is just down the lane.

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 (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable 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 £150 (incl. vat).



Bedroom 2



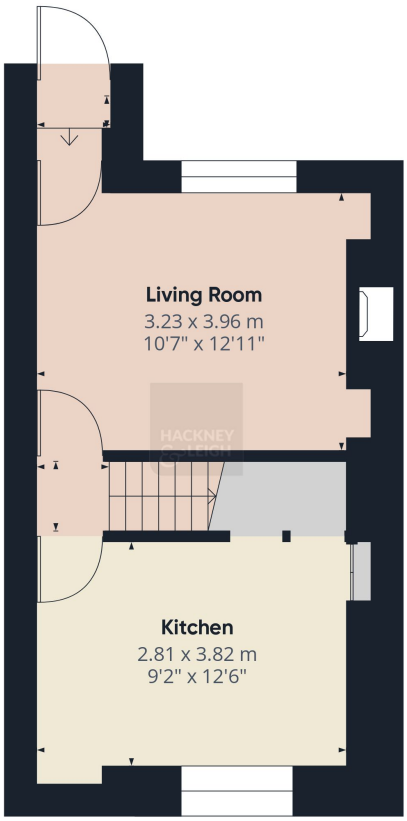
Bathroom



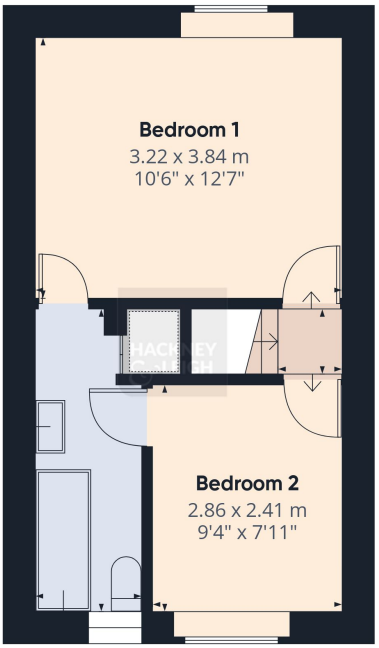
Garden and outside view



Front of 5 Brantfell Cottages



Ground Floor



First Floor



Approximate total area(1)

54.8 m²

590 ft²

(1) Excluding balconies and terraces

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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