



**HACKNEY
& LEIGH**

Bowness-on-windermere

£515,000

The Nook, Kendal Road, Bowness-on-windermere, Windermere, LA23 3FS

Located on the fringes of the ever-popular and picturesque Bowness on Windermere, this delightful semi-detached Lakeland cottage offers a unique blend of charm and modern convenience. Perfectly positioned for those seeking tranquillity without sacrificing accessibility to amenities, this property is an ideal investment opportunity, second home, or permanent residence. Planning Permission has been passed to create a single storey annexe.

Quick Overview

Quirky 3 bedroom semi detached property
Peaceful position close to Bowness
Planning Permission for single storey annexe
1 Reception Room
Ground Floor Bathroom and shower room
Contemporary kitchen
UPVC double glazing and gas central heating
Successful, established holiday let
Garage, parking and gardens
Superfast Broadband available



3



2



1



D



Superfast
available



Garage and off
road parking

Property Reference: W6310



Hallway



Living Room



Living Room



Kitchen

Discover three inviting bedrooms, a reception room providing a cosy space for relaxation, a well-appointed kitchen, perfect for whipping up culinary delights. The property boasts both a contemporary bathroom and a shower room, ensuring ample facilities for family and guests alike, garage, parking and a garden to enjoy.

On entering the property you will appreciate the excellent presentation with wood effect flooring throughout the hall and fresh decor. There is a useful storage cupboard ideal for coats, shoes and boots and Hive heating system. Beyond the Living room offers a cosy, comfortable room having a focal point fireplace with inset woodburning stove. There is good natural light from dual aspect and UPVC double doors located to the front, ideal for accessing the patio area. The kitchen has an excellent range of high gloss units with granite worksurface incorporating a sink unit, 4 ring electric hob with extractor canopy over. Other integrated appliances include a dishwasher and built in double oven. Recess under the stairs offers space for a washing machine and fridge freezer. Aspect to side and rear and door to rear.

Two double bedrooms and a bathroom are located at ground floor level, Bedroom 2 has a dual aspect and is wonderfully light. There is also a storage cupboard/wardrobe. Adjacent, Bedroom 3 again has storage and rear aspect. The bathroom has been updated in recent years to provide a contemporary 3 piece suite with modern marble effect tiling, spotlights, storage cupboard and window.

At first floor level, there is a generous landing space (some restricted headroom) with useful storage and dressing table area. Bedroom 1 is generously proportioned and has dormer windows front and rear. This impressive room also has an original cast iron fireplace as a feature. On this floor there is a modern, updated shower room with shower cubicle, wash hand basin and WC. Marble effect tiling, window to front, spotlights and shaver point.

Outside, there is ample off-road parking and a single garage. There is a block paved patio area to the front and the rear garden offers a generous decked area, perfect for al fresco dining or simply soaking up the serene surroundings. In addition there is a well established terraced garden well stocked and maintained.

Tucked away in a peaceful setting, yet just a short distance from Bowness's vibrant amenities, this cottage offers the best of both worlds. Enjoy leisurely strolls to the local shops, cafes and the stunning shores of Lake Windermere, all within easy reach. Don't miss the opportunity to own a piece of the Lake District's enchanting landscape. Arrange a viewing today and let this delightful property capture your heart.



Bathroom



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 1

Accommodation: (with approximate measurements)

Entrance Hall:

Living Room: 16' 5" x 11' 11" (5m x 3.63m)

Kitchen: 11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2: 16' 3" x 10' 9" (4.95m x 3.28m)

Bedroom 3: 12' 5" x 11' 2" (3.78m x 3.4m)

Bathroom

First Floor Landing Built in storage cupboards.

Bedroom 1: 16' 7" x 12' 0" (5.05m x 3.66m)

Shower Room

Garage: 16' 1" x 9' 4" (4.92m x 2.86m)

Property Information:

Services: Mains water, mains gas, mains electricity and mains drainage.

Tenure: Freehold

Business Rates: Rateable value - £3,350 per annum.

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

Planning Permission: Permission exists for the demolition of a garage to create a single storey annexe. Further details can be obtained via the Lake District National Park Planning Authority (ref: 7/2025/5545)

Viewings: Strictly by appointment with Hackney & Leigh.

What3words and Directions: ///towns.ivory.fidgeting
From St Martins Square, next to St Martins church in the centre of Bowness proceed out of the village on the A5074 (Kendal Road) towards the Lyth Valley. Pass the entrance to the Parklands Country Club on your right hand side and the entrance to Fellside can be found a little further up the road on the left. Proceed up the private road and bear immediately left into the access for The Nook.

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).



Shower Room



Rear decked area



Rear garden area



Front patio

Request a Viewing Online or Call 015394 44461

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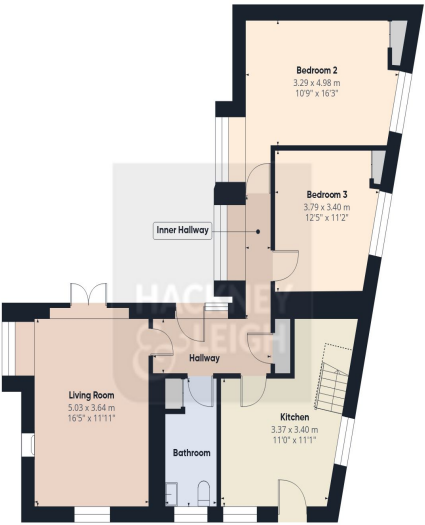


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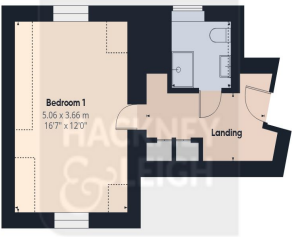


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Floor 0



Floor 1



Approximate total area⁽¹⁾

110.8 m²
1193 ft²

Reduced headroom

5.1 m²
55 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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