



Beckside, Bellman Ground, Bowness-On-Windermere  
£1,075,000







## Beckside, Bellman Ground

Bowness-On-Windermere

A splendid period property with outstanding views from all aspects with the front overlooking unspoilt countryside towards Lake Windermere and the Lakeland Fells beyond. Situated in a peaceful location on the outskirts of Bowness-on-Windermere Beckside offers easy access to the rest of the Lake District National Park and road links to the M6.

The charming, well proportioned accommodation briefly comprises sitting room with spectacular views, dining room with woodburning stove, breakfast kitchen, conservatory, sun room, utility room and shower room to the ground floor and three double bedrooms, with one having an en suite shower room, bathroom and a home office/fourth bedroom on the first floor. This fine country residence benefits double glazing and oil fired heating and is offered for sale with no upper chain.

Outside boasts generous landscaped gardens which take full advantage of the tranquil surroundings together with a double garage, ample parking and a turning circle.

### GROUND FLOOR

#### SITTING ROOM

18' 11" x 14' 10" (5.76m x 4.52m)

Single glazed door and window to sun room, double glazed bay window with window seat, radiator, decorative fireplace with electric stove, built in cupboards, picture rail, wall lights.



## DINING ROOM

12' 12" x 11' 11" (3.96m x 3.64m)

Double glazed French doors to conservatory and window with window seat, two radiators, woodburning stove to feature fireplace, built in cupboards, picture rail, fitted shelf, wall lights.

## BREAKFAST KITCHEN

14' 4" x 13' 3" (4.36m x 4.04m)

Two double glazed windows, electric heater, base and wall units, sink, built in oven and grill, induction hob, integrated fridge, recessed spotlights, tiled splashbacks, tiled flooring.

## CONSERVATORY

14' 5" x 13' 4" (4.39m x 4.06m)

Double glazed French doors, windows and roof, wall mounted electric heater, wall lights, tiled flooring.

## UTILITY ROOM

10' 9" x 8' 2" (3.28m x 2.5m)

Double glazed door to patio, double glazed window, radiator, base and wall units, plumbing for washing machine, space for tumble dryer and freezer, built in store with lighting, recessed spotlights, tiled splashback, tiled flooring.

## HALL

12' 4" x 5' 11" (3.77m x 1.8m)

Double glazed window to stairwell, radiator, wall lights, dado rail, understairs cupboard.

## INNER HALL

6' 0" x 4' 6" (1.84m x 1.37m)

Single glazed door and window to sun room, radiator, dado rail.

## SUN ROOM

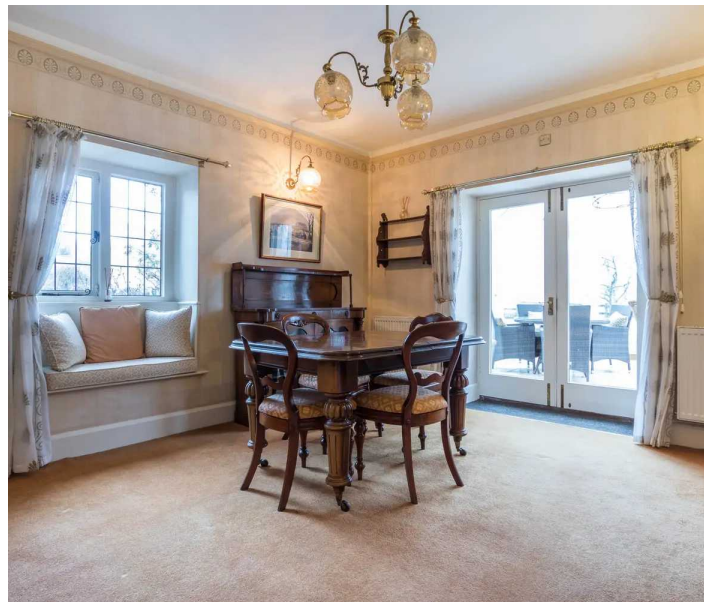
13' 5" x 6' 10" (4.1m x 2.08m)

Two double glazed patio doors and door with adjacent windows, radiator, tiled flooring.

## SHOWER ROOM

13' 5" x 6' 10" (4.1m x 2.08m)

Double glazed window, radiator, W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror with lighting, shaver point, partial tiling to walls, tiled flooring.







## FIRST FLOOR

### LANDING

9' 2" x 3' 2" (2.8m x 0.97m)

Double glazed window to stairwell, dado rail.

### BEDROOM

14' 12" x 12' 12" (4.57m x 3.95m)

Double glazed window, radiator, fitted wardrobes, cupboards, overhead storage and bedside units.

### EN-SUITE

5' 2" x 4' 11" (1.58m x 1.5m)

Wall mounted electric heater, three piece suite comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitment, recessed spotlights, extractor fan, feature recess, fitted shaving mirror, shaver point, tiling to walls.

### BEDROOM

13' 9" x 11' 11" (4.18m x 3.64m)

Double glazed window, radiator, wash hand basin to vanity with tiled splashback, built in wardrobe, fitted wardrobe, picture rail, wall lights, shaver point.

### BEDROOM

12' 0" x 10' 11" (3.67m x 3.34m)

Double glazed window, radiator, wash hand basin to vanity, built in wardrobe, picture rail, wall lights, shaver point.

### BATHROOM

8' 5" x 5' 6" (2.56m x 1.67m)

Double glazed window, radiator, three piece suite comprises W.C. with concealed cistern, wash hand basin to vanity and bath with electric shower over, recessed spotlights, extractor fan, fitted mirror with shaver point, tiling to walls.

### HOME OFFICE

13' 8" x 13' 1" (4.16m x 3.99m)

Double glazed window, radiator, built in cupboard housing hot water cylinder, fitted desk, cupboards and shelving, recessed spotlights, loft access.









## STORE

9' 7" x 4' 11" (2.92m x 1.49m)

Timber door, lighting, fitted shelving, access to boiler room.

## BOILER ROOM

4' 11" x 3' 2" (1.49m x 0.97m)

Timber door, lighting, oil fired boiler.

## GARDEN

Accessed via a gated driveway the substantial gardens and grounds include a double garage, generous off road parking and a turning circle, attractive patios, lawned areas, rockery garden with a waterfall and a variety of mature trees and established shrubs. The gardens have a private outlook and also benefit from the same beautiful views.

## DOUBLE GARAGE

Double garage with light and power.

## OFF ROAD

Ample parking with turning circle.

## SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage (new sewage treatment system installed in 2023)

**COUNCIL TAX:** Band G.

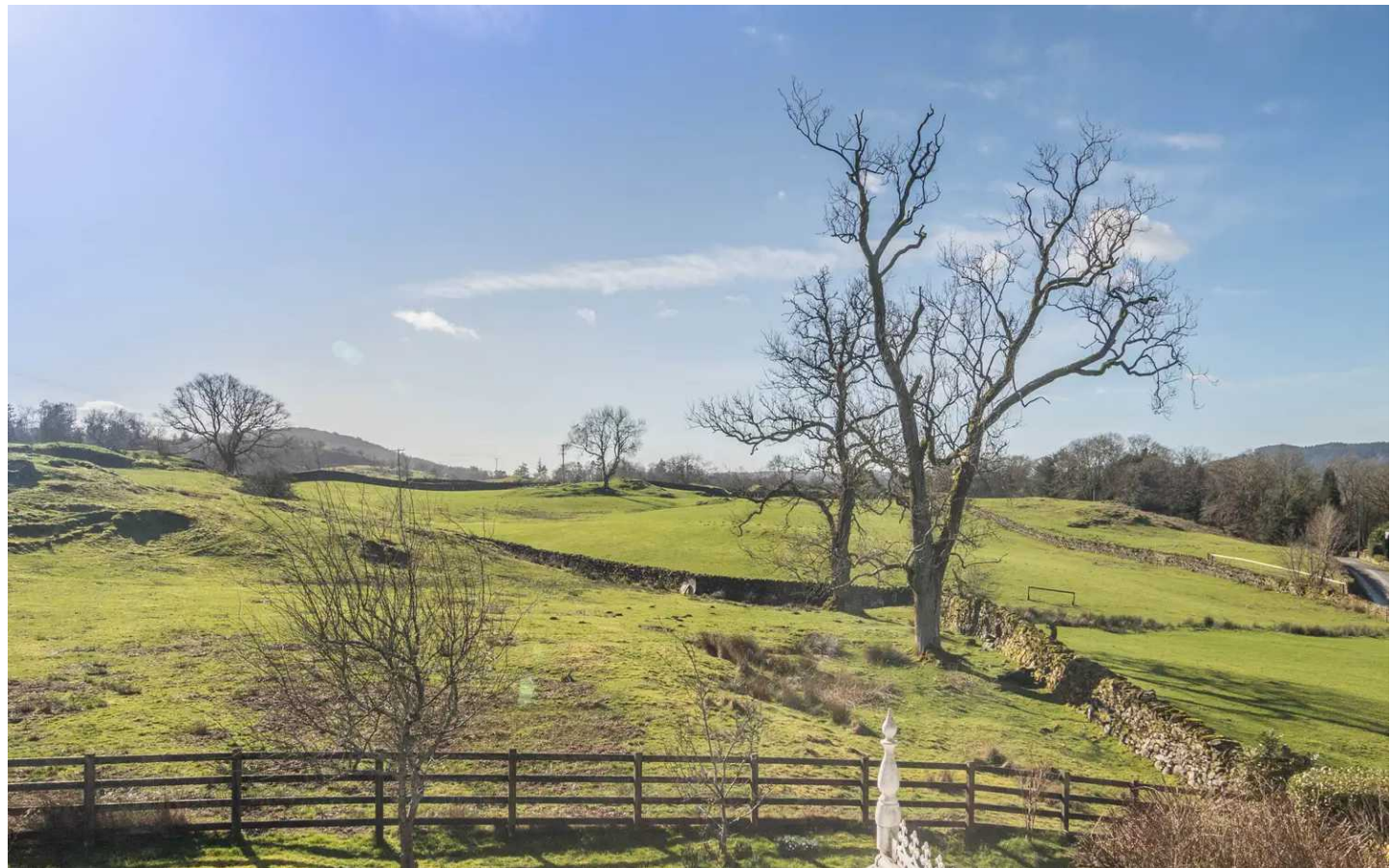
**TENURE:** Freehold.

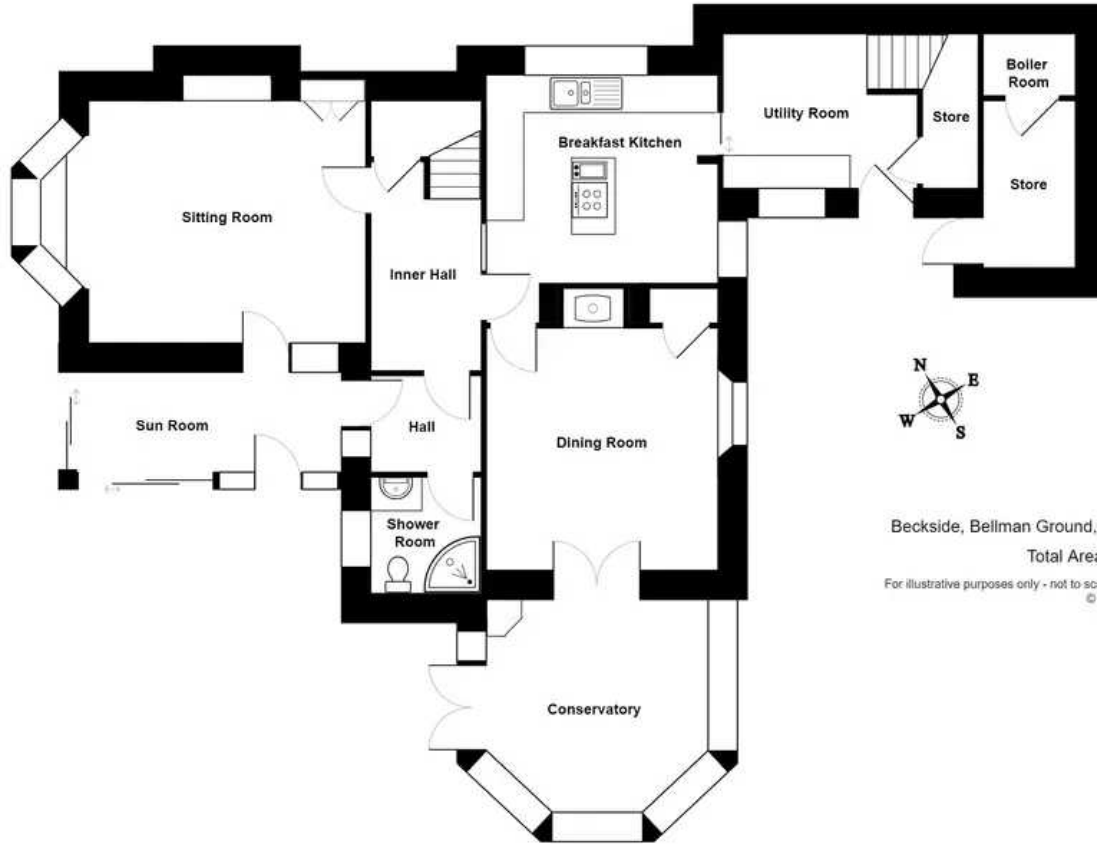
**EPC Rating** E

## DIRECTIONS

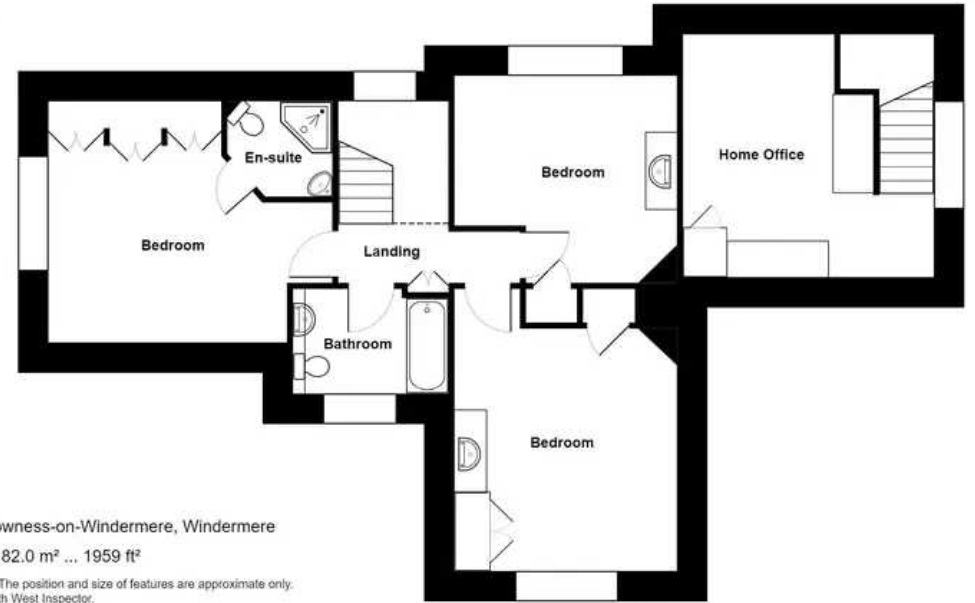
From our Windermere office proceed in to Bowness-on-Windermere, proceed across the mini roundabout and turn left on to the A5074( Kendal Road). Continue to bear right on to the signposted Newby Bridge and proceed past Blackwell Arts & Crafts House to find Becksid clearly marked on the left.

**WHAT3WORDS:** grass.approvals.plans





Ground Floor



First Floor



Beckside, Bellman Ground, Bowness-on-Windermere, Windermere

Total Area: 182.0 m<sup>2</sup> ... 1959 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.





## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **Thomson Hayton Winkley**