



Bowness On Windermere

Offers Over £650,000

Bield, Old Belfield, Bowness On Windermere, Cumbria, LA23 3HT

Set in a slightly elevated position on the outskirts of Bowness village with views of Lake Windermere, driveway parking and private gardens. This detached bungalow offers good sized accommodation with 3 bedrooms, 3 reception rooms, breakfast kitchen, separate utility room, and useful attic space plus 3 undercroft store(s)/workshop.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Quick Overview

3 Bedroomed detached bungalow

3 Reception rooms and 1 bathroom

Convenient location

Garden and outbuildings

Views of Lake Windermere

Close to local amenities

Some modernisation required

Ideal family home, second home or holiday let

Driveway parking for several cars

*Superfast broadband of 51Mbps available



3



2



2



D



Superfast
Fibre
Broadband



Driveway
Parking

Property Reference: W5892



Living Room



Sitting Area



Dining Room



Sun Room

Location: From Bowness turn left onto Kendal Road out of St Martins Square. Continue along Kendal Road for a short while passing Windy Hall Road on your left, the private driveway for 'Old Belfield' will then be seen on the right and the Bield is approached by turning into Old Belfield and then turning immediately right into the driveway.

Property Overview: A fabulously located, well proportioned, 3 bedroomed, 3 reception roomed bungalow set in a slightly elevated position allowing for views of Lake Windermere and the fells beyond. Entering the property through the sun room which takes advantage of the views of Lake Windermere and offers a relaxing space, this addition to the house certainly doesn't go to waste and is a warm welcome to the home.

From the hallway an excellent triple aspect living room with fireplace housing gas fire with wood surround and marble hearth plus a snug/reading area again having pleasant views of both the garden and Lake Windermere. Into the heart the house, the breakfast kitchen, with tile effect laminate flooring, modern wall and base units and fantastic integrated appliances of Rangemaster cooker, Bosch extractor fan, Bosch dishwasher, fridge and freezer plus a modern breakfast bar and useful separate utility room with access to outside. There is also a pull down ladder to an attic space which is fully boarded and insulated. The final reception room can be found off the kitchen and offers a comfortable dining room with access to the sun room via a sliding patio door.

Through the hallway where the 3 double bedrooms and bathroom can be found; bedroom 1 has fitted furniture of wardrobes and drawers and bedroom 2 with fitted furniture and wash hand basin plus an en-suite shower and WC. The 4 piece modern bathroom comprises bath with shower attachment, separate walk in shower with glass floor to ceiling screen, vanity unit with sink and WC. Illuminated mirror, chrome heated towel rail, spot lights, extractor fan, part tiled walls and tile effect laminate flooring.

Outside there is driveway parking for several cars with 2 means of access, one directly off Kendal Road and one from the private driveway also servicing the neighbouring properties. 2 patio seating areas, a lawned, well screened garden with water feature and 2 undercroft stores plus larger store/workshop all with light and power.

A perfect family home, home from home or indeed holiday if so desired.

Accommodation (with approximate measurements)

Sun Room 26' 6" x 7' 6" (8.08m x 2.29m)

Living Room 16' 4" x 15' (4.98m x 4.57m) plus 9' x 6'4"

Breakfast Kitchen 21' 2" max x 9' 11" max (6.45m x 3.02m)

Utility Room 14' x 4' 5" (4.27m x 1.35m)

Attic 15' 3" max x 8' 9" max (4.65m x 2.67m)

Dining Room 17' 10" x 8' 10" (5.44m x 2.69m)

Bedroom 1 14' 11" x 12' 4" (4.55m x 3.76m)

Bedroom 2 12' 7" x 13' 2" (3.84m x 4.01m)

Bedroom 3 9' 10" x 9' (3m x 2.74m)

Bathroom

Property Information:

Undercroft Store/Workshop 13' x 4' 10" (3.96m x 1.47m)

Store 5' 6" x 9' 2" (1.68m x 2.79m)

Upper Store 9' x 6' 3" (2.74m x 1.91m) *Please note the steps to this store are steep.

Tenure: Freehold. Vacant possession upon completion.

Services: Mains water, drainage gas and electricity. Gas central heating to radiators.

Council Tax: Westmorland and Furness Council - Band E.

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.

What3Words:
<https://what3words.com/geese.magic.shatters>

Note: *Checked on <https://checker.ofcom.org.uk> 26th January 2023 - not verified.



Kitchen



Bedroom 1



Bedroom 2

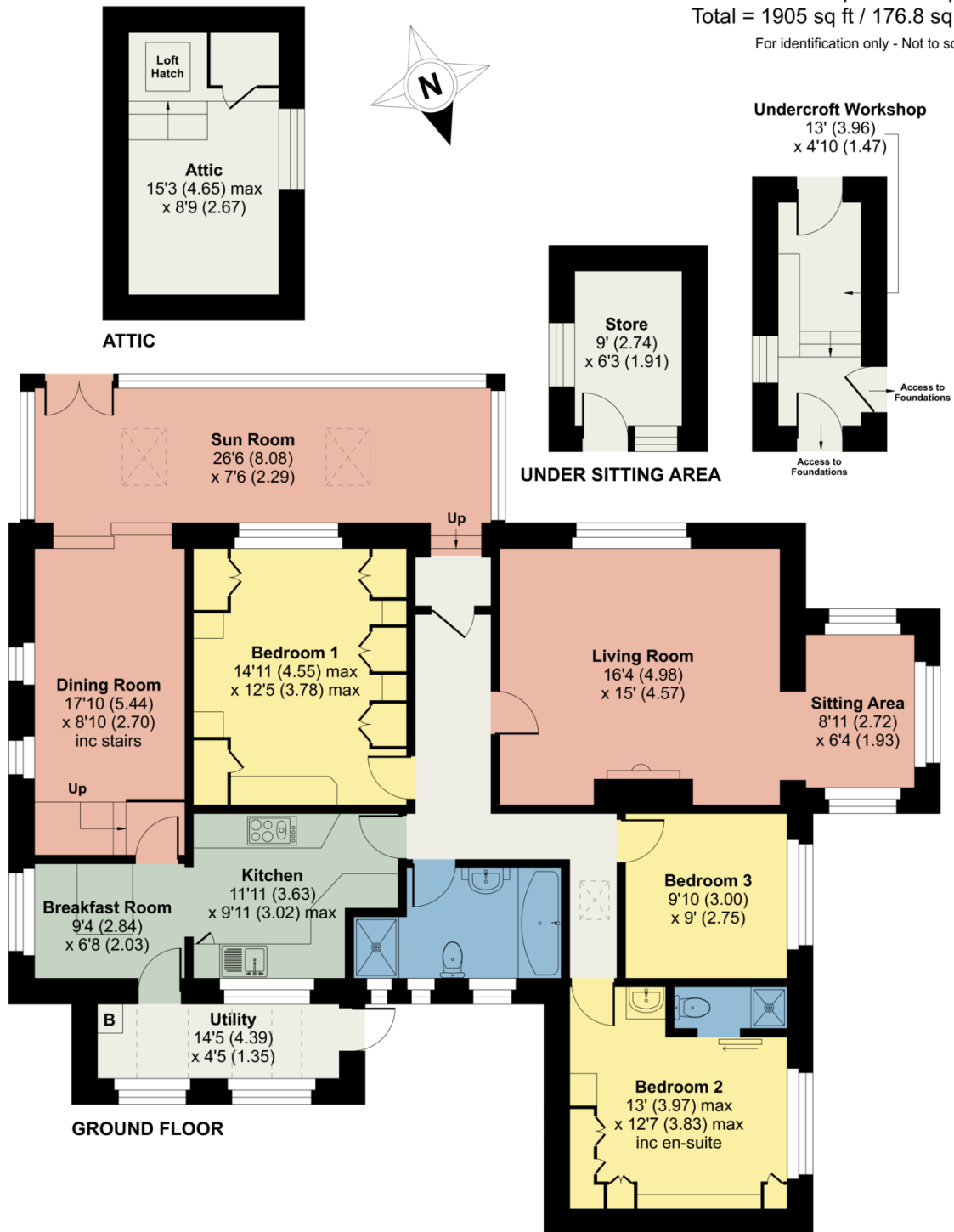


View

Bield, Old Belfield, Bowness-on-Windermere, LA23

Approximate Area = 1653 sq ft / 153.5 sq m
 Store & Undercroft Workshop = 119 sq ft / 11 sq m
 Attic = 133 sq ft / 12.3 sq m
 Total = 1905 sq ft / 176.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 940081

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/03/2024.

Request a Viewing Online or Call 015394 44461