

## Bowness on Windermere

£749,999

Manesty, Fellside, Kendal Road, Bowness-on-Windermere, LA23 3FS

Located on a small quiet cul de sac and only a short walk into the centre of Bowness, this 3 bedroomed detached house is offered in first rate order with glimpses of the Lake. Driveway parking, garden and integral garage.

**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 (incl. 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 house
- Sitting room with balcony
- Peaceful location set back from Bowness on Windermere village
- Front/rear gardens and undercroft
- Glimpses of Lake Windermere and the Lakeland fells
- Close to village amenities
- Well presented with modern appliances
- 2 bath/shower rooms
- Private driveway and garage
- Superfast fibre broadband available



3



2



1



D



Superfast  
Fibre  
Broadband



Driveway and  
Parking

Property Reference: W6068





Sitting Room



Kitchen



Kitchen



Bedroom 1

**Location:** Located in a well regarded, quiet area on the outskirts of Bowness conveniently situated within walking distance for the village amenities.

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. Manesty is the 3rd property on the left hand side.

**Property Overview:** Private, conveniently located and beautifully presented! With accommodation arranged over 2 floors, interestingly the house is an "upside down" property with the main living space at the top to take advantage of the Lakeland views.

Entering the property into the entrance hall it quickly becomes apparent that this house has space and plenty of natural light. The entrance hall offers a cloakroom with WC and washbasin and leads you to the rest of the spacious accommodation. On the ground floor is access to the large single garage with plumbing for washing machine and dryer. You then lead to bedroom 1 with a built in walk-in wardrobe and an ensuite bathroom comprising of a 3 piece white suite including bath, WC and washbasin with vanity unit. Bedroom 3 also includes an ensuite shower room with walk-in shower, WC and washbasin. The additional under stairs storage cupboard completes the ground floor.

Moving up to the first floor, is the main living accommodation with the dual aspect sitting room including gas fireplace with marbled hearth and surround. Plus access to the balcony area looking out to the beautiful Lakeland fells and lake Windermere. Bedroom 2, again dual aspect, is a light and airy room also having views to the lake and surrounding fells. Moving into the breakfast kitchen, the modern appliances consist of built in wall and base units, dishwasher, BOSCH oven and induction hob with extractor over and a large central island unit. Finishing off the first floor with a separate WC and washbasin.

Manesty has the wonderful added bonus of having a balcony, front and rear gardens, off road parking, single garage and undercroft to the rear. This property would be a perfect main residence, second home or holiday let.

**Accommodation:** (with approximate measurements)

**Ground Floor:**

**Entrance Hall** 12' 1" x 4' 2" (3.68m x 1.27m)

**Garage** 17' 0" x 10' 8" (5.18m x 3.25m)

**Understairs Cupboard**

**Bedroom 1** 13' 6" x 13' 0" (4.11m x 3.96m)

**Bedroom 3** 13' 0" x 9' 3" into bay (3.96m x 2.82m)

**First Floor:**

**Sitting Room** 17' x 13' 0" (5.18m x 3.96m)

**Balcony** 11' 7" x 2' 9" (3.53m x 0.84m)

**Bedroom 2** 14' 7" x 9' 5" (4.44m x 2.87m)

**Kitchen** 17' 0" x 10' 6" (5.18m x 3.2m)

**WC**

**Property Information:**

**Outside:** Driveway parking for 3 to 4 cars, tiered gardens with paved patio. Useful undercroft storage with gas boiler.

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating to radiators and uPVC double glazed windows and doors.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band G.

**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:** ///portfolio.took.complains

**Notes:** \*Checked on <https://www.openreach.com/> 28th March 2024 - not verified.



Bedroom 2



Bedroom 3



Balcony



Front Garden



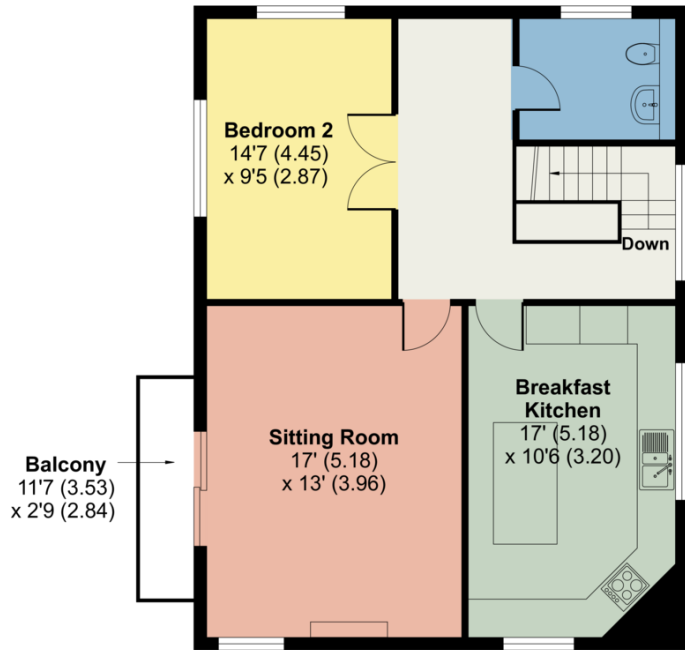
# Manesty, Fellside, Kendal Road, Bowness-on-Windermere, LA23

Approximate Area = 1457 sq ft / 135.3 sq m

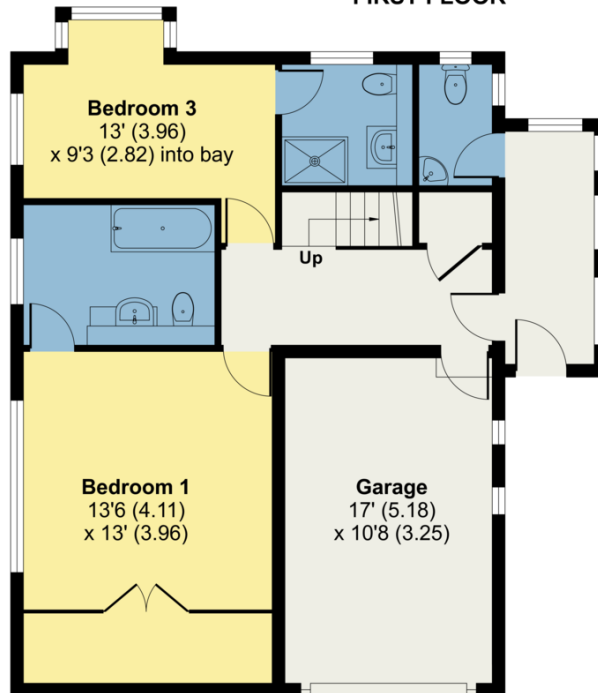
Garage = 184 sq ft / 17 sq m

Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1105437

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