



**HACKNEY
& LEIGH**

Bowness on Windermere

£725,000

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.

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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)

A bedroom with a large white double door on the left, featuring gold-colored handles and hinges. The door is set into a white wall with a decorative crown molding at the top. To the right of the door is a light switch. In the center of the room is a bed with a beige upholstered headboard. The bed is dressed in white bedding with a beige ribbed throw blanket draped over the foot. Two patterned beige and white pillows are on the bed. Above the headboard hangs a heart-shaped wreath made of dried flowers. On either side of the bed are white bedside tables with gold-colored drawers. Each table holds a lit lamp with a warm-toned shade and a small vase of red flowers. The ceiling has two recessed lights, and the floor is covered in a light-colored carpet.

A bright, modern bedroom with white walls and light-colored flooring. A large bed with white bedding is on the left. A blue and white plaid armchair is on the right. A flat-screen TV is mounted on the wall. Two windows with patterned curtains are visible, and a heart-shaped decoration hangs on the wall.

A view from a balcony looking out over a lush green landscape with trees and a distant hill under a cloudy sky. A small table and chairs are visible on the balcony.

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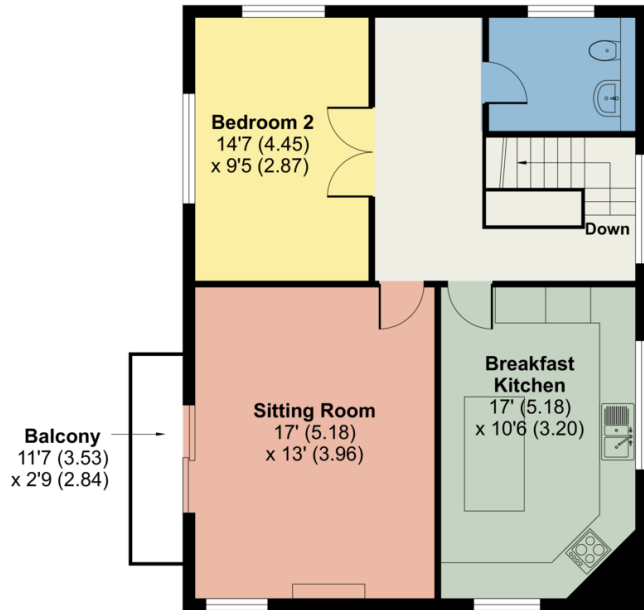
Manesty, Fellside, Kendal Road, Bowness-on-Windermere, LA23

Approximate Area = 1457 sq ft / 135.3 sq m

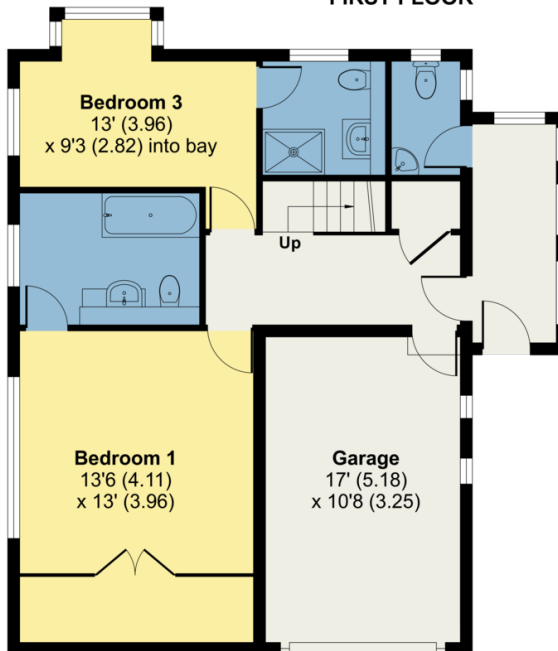
Garage = 184 sq ft / 17 sq m

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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