



Bowness-on-Windermere

£650,000

7 Windward Way, Bowness-on-Windermere, Cumbria, LA23 3BF

A fantastic example of a Windward Way property, sat within the ever popular Windermere Marina Village. Located on the far side of the marina the property has a raised aspect over the moorings and is unique in terms of the Windward Way properties. Benefitting from a large west facing balcony and a recently paved rear patio that is very rare on the Windermere Marina site. The spacious 3 bedroomed (3 ensuite) house enjoys good sized living space and is finished to a high standard, making for a great main residence, second home or holiday let.

Quick Overview

- 3 Bedroomed end terraced house
- 1 Reception room & 3 ensuite bathrooms
- Waterfront location
- Large patio area
- Gas fired central heating and double glazed windows
- Close to amenities
- In modern decorative order
- Suitable as a main residence, second home or holiday let
- Allocated parking
- Superfast Fibre Broadband available



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Superfast
Fibre
Broadband



Allocated
Parking

Property Reference: W6066



Living Area



Kitchen/Dining Area



Kitchen Area



Kitchen Area

Location: Conveniently located just out of Bowness centre and close to the car ferry at Ferry Nab. From Bowness village travelling South on the A592 Newby Bridge Road taking the second right into the entrance of Windermere Marina Village. Access is via a barrier (code obtained from marina reception) 7 Windward Way is located at the far end of the marina. Through the barrier turn right and follow all the way to the end. Take the next left onto Windward Way and the property will be located directly on the left.

Property Overview: Situated on the largest marina on Lake Windermere, offering an unrivalled level of facilities including The Boathouse Restaurant & Bar, boat yard, sales and repairs and all on the eastern shore of The Lake Districts real jewel - Lake Windermere, England's largest lake and one of the UK's favourite tourist destinations.

This beautiful 3 storey end terraced house is well maintained and kitted out with modern appliances throughout. As you enter the entrance hall you are faced with a built in shelved storage cupboard and the two downstairs bedrooms. Bedroom 1 has an ensuite shower room including WC, washbasin, shower and heated towel rail. Plus access to a large corner garden which has been recently repaved, and provides a fantastic outside relaxation and entertaining space looking out over the Marina. Bedroom 3 also includes an ensuite comprising of WC, washbasin, shower and separate bath with shower over.

Moving up to the first floor is the open plan living area with seated balcony and the modern dining kitchen with fitted wall and base units, built in fridge/freezer, built in Newworld double oven, integrated dishwasher and washer dryer, plus Newworld induction hob with extractor over. The first floor also benefits from a separate WC with washbasin and the lounge has a Lutron smart lighting system. The second floor finishes the property off with bedroom 2, having a built in storage room housing the Worcester boiler and a separate ensuite comprising of shower, WC and washbasin. The property benefits from a fabulous balcony on the first floor, offering plenty of space to wine and dine in the sunshine whilst looking out to the Marina village. Also having an allocated parking space (plus additional parking available at the Marina) and the property would make a perfect main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Ground Floor

Bedroom 1 16' 1" max x 14' 2" max (4.9m x 4.32m)
includes en suite

Bedroom 3 11' 5" x 10' 8" (3.48m x 3.25m)

Patio 39' 0" max x 23' 0" max (11.89m x 7.01m)

First Floor

'L' Shaped Living Area/Kitchen 17' 1" max x 10' 9" (5.21m x 3.28m) plus 22'1 x 10'4 (6.73 x 3.15)

Balcony 17' 10" x 5' 9" (5.44m x 1.75m)

WC

Second Floor

Bedroom 2 18' 0" max x 17' 2" max (5.49m x 5.23m)

Eaves 14' 7" max x 7' 11" max (4.44m x 2.41m)

Property Information:

Services: Mains Gas, electric, water and drainage. Gas fired central heating to radiators.

Tenure: Leasehold for the remainder of a 250 year lease from 2004. There is a service charge of £2,066 levied on the property including ground rent and shared maintenance of the communal areas, security, window cleaning and landscaping.

Council Tax: Westmorland and Furness Council - Band F.

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: ///status.solution.bookcases

Notes: *Checked on <https://www.openreach.com/> 2nd April 2024 - not verified.

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).



Bedroom 1



Bedroom 2



Bedroom 3



Patio Area

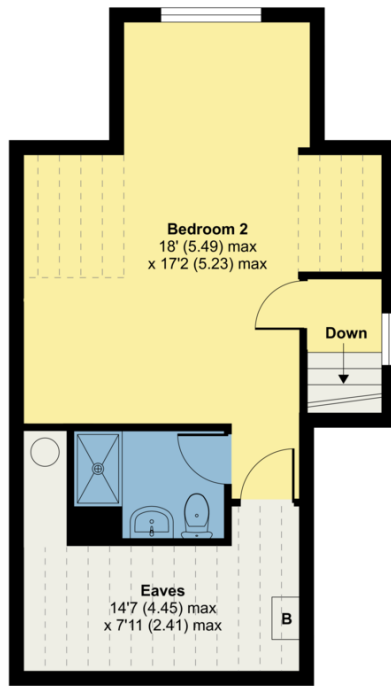
7 Windward Way, Windermere Marina Village, LA23

Approximate Area = 1357 sq ft / 126 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

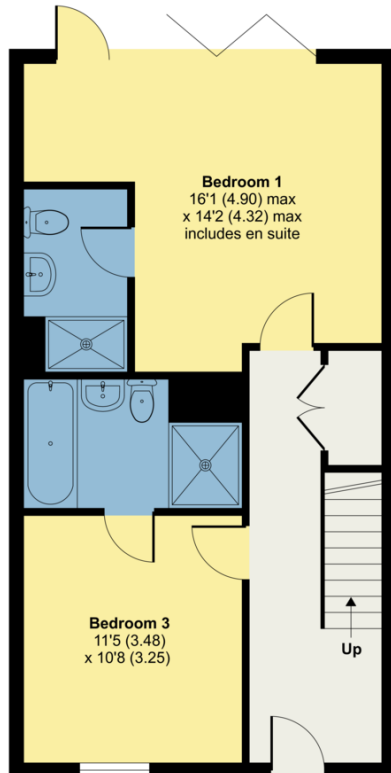
Total = 1491 sq ft / 138.4 sq m

For identification only - Not to scale

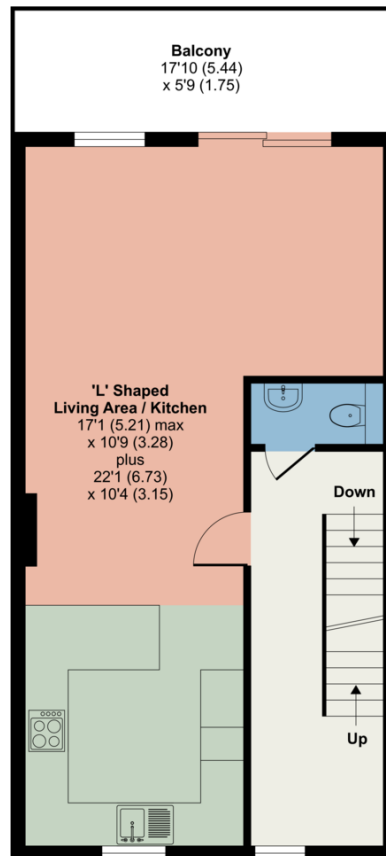


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1105620

A thought from the owners... This has been a fantastic holiday home which we have used with family and friends. Having three double bedrooms, all en-suite, with two fantastic outside entertaining spaces have provided us with some great memories. It's location so close to Bowness provides great access to Bowness and Windermere and is a great base for the rest of the Lakes.

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 16/04/2024.

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