

## Bowness On Windermere

£625,000

2 Rayrigg Rise, Bowness On Windermere, Cumbria, LA23 3DR

Nestled in a private cul-de-sac, this generously sized 3 bedroomed detached bungalow offers an exceptional opportunity for those looking to create their dream home. Located just a short stroll from the heart of Bowness village centre, this property combines convenience with the charm of a peaceful neighbourhood. Additional benefits include off road parking and an attached garage, plus a good sized rear garden with balcony.

### Quick Overview

3 bedroomed detached bungalow

1 reception room and 1 bathroom

Quiet setting

Large garden

View of Claife Heights

Close amenities

In need of modernisation

Ideal as a permanent home or second home

Garage

Superfast Broadband speed 80mpbs available\*



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1



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Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W5847





Living Room



Kitchen



Bedroom 1



Bedroom 2

**Location:** Only a short stroll along Rayrigg Road from the mini roundabout at the junction of Lake Road and Rayrigg Road. On entering Bowness from Windermere bear right at the mini roundabout and Rayrigg Rise is the 2nd right turning after a few hundred metres. Number 2 can be found a short way up on the left hand side.

**Property Overview:** The property is a good sized 1 reception room, three bedroomed bungalow with gas fired central heating. Situated in a quiet cul-de-sac but within walking distance of the village of Bowness On Windermere and all the amenities it has to offer. Outside is an attached garage and plenty of off road parking and pleasant gardens to all sides with separate store room. There is balcony access off the living room and bedroom 2 with an undercroft. The living room is bright and spacious with a remote controlled gas feature fireplace and the kitchen has fitted wall and base units. A modern bathroom with WC, inset sink with vanity unit and Jacuzzi bath with shower over.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Living Room** 27' 7" x 14' 1" (8.41m x 4.29m)

**Kitchen** 10' 4" x 9' 6" (3.15m x 2.9m)

**Bedroom 1** 14' 1" x 11' 3" (4.29m x 3.43m)

**Bedroom 2** 14' 0" x 10' 9" (4.27m x 3.28m)

**Bedroom 3** 10' 1" x 8' 0" (3.07m x 2.44m)

**Bathroom**

**Outside:** Driveway parking for approximately 4 cars, large private gardens surround the property with lawned areas, paved areas and various shrubs, plants and tree. There is a large balcony and seating area with undercroft storage space.

**Garage:** 19' 1" x 10' 1" (5.82m x 3.07m) Remote controlled door and housing the Worcester gas central heating boiler.



### Property Information:

**Services:** Mains gas, water and electricity. Gas fired central heating.

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

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

**Viewing:** 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/scrapping.taller.staple>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 15th September 2022 - not verified.

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Bedroom 3



Decking



Garden



OS Plan

## 2 Rayrigg Rise, Bowness-on-Windermere, LA23

Approximate Area = 1067 sq ft / 99.1 sq m

Garage = 173 sq ft / 16 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



**GROUND FLOOR**



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024.  
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