



Bowness-on-Windermere

£315,000

8 Brantfell House, Brantfell Road, Bowness-on-Windermere, Cumbria, LA23 3EG

8 Brantell House, is a delightful property in the heart of Bowness On Windermere. This charming residence offers a unique opportunity to experience our Lake District lifestyle, with all the conveniences of modern living on your doorstep.

Quick Overview

- 2 Bedroomed detached house
- 1 reception room and 1 shower room
- Convenient location
- Seating area
- Views of Lake Windermere and the Lakeland fells
- Close to amenities and transport
- In good decorative order
- Ideal permanent residence, 2nd home or holiday let
- 1 allocated parking space
- *Superfast fibre broadband



2



1



1



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Superfast
Fibre
Broadband



1 allocated
parking space

Property Reference: W6184



Living Room



Living Room/Kitchen



Kitchen



Bedroom 1

Location: Set at the heart of the Lake District National Park within the village of Bowness on Windermere, 8 Brantfell House comprises part of a unique development of apartments and houses. Perched above Lake Windermere this building is ideally placed, enjoying a quiet elevated position with views of the lake and fells and just one step away from the bustling village of Bowness with its shops and restaurants.

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road carry on this road for about 50 yards and the entrance to Crown Rigg flats (left turning immediately after Virginia Cottage Guest House) and follow the driveway round and the parking is at the end of the Crown Rigg development. To gain access to number 8 Brantfell House you walk through onto Brantfell Road and the entrance to the property is on the left.

Property Overview: 8 Brantfell House is designed with the main living area on the first floor to take advantage of the views. On entering the property there is a hallway and 2 bedrooms both having built in wardrobes and bedroom 1 having built in drawers and views of the Lakeland fells. There is also a shower room with WC, inset washbasin and vanity unit and walk in shower. Upstairs the spacious open plan living room/kitchen is dual aspect and has large windows which floods the space with natural light and offers picturesque views of the surrounding fells and Lake Windermere. Imagine cosy evenings by the fireplace, with the serene backdrop of the Lake District just outside your window.

The kitchen features contemporary fittings and ample storage space and has appliances of integrated Lamona electric oven and inset Lamona electric hob with extractor fan over, making it ideal for both everyday meals and entertaining guests.

Patio doors lead to a balcony, again having views of Lake Windermere and the Lakeland fells.

Outside, there is parking for 1 car.

Located just a stone's throw from the vibrant centre of Bowness, you'll have easy access to local shops, cafes, and the stunning Lake Windermere. Whether you're seeking a permanent residence or a holiday retreat or holiday let, 8 Brantell House is a rare gem that promises a lifestyle of comfort and beauty. Don't miss the chance to make this enchanting property your own.

Accommodation: (with approximate measurements)

Entrance Hall

Hallway

Bedroom 1 11' 3" x 11' 0" (3.43m x 3.35m)

Bedroom 2 10' 11" x 9' 6" max (3.33m x 2.9m)

Shower room

On the first floor:

Open plan living room/kitchen 25' 1" x 12' 0" inc stairs (7.65m x 3.66m)

Balcony 8' 3" x 6' 7" (2.51m x 2.01m)

Property Information:

Services: Mains electricity, water and drainage connected. Electric heating.

Tenure: Freehold (Vacant possession upon completion). We understand the property is freehold with a right to park 1 car in the upper parking area for Brantfell House flats and with access over their land. There will be a small service charge for the use and access which we understand is in the region of £400.00 per annum.

Council Tax: Westmorland and Furness Council - Band C.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: //glossed.deflated.wept

Notes: *Checked on <https://www.openreach.com/> 18th December 2024 - not verified.

Mobile Coverage: EE, Three, O2 and Vodafone

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).



Bedroom 2



View



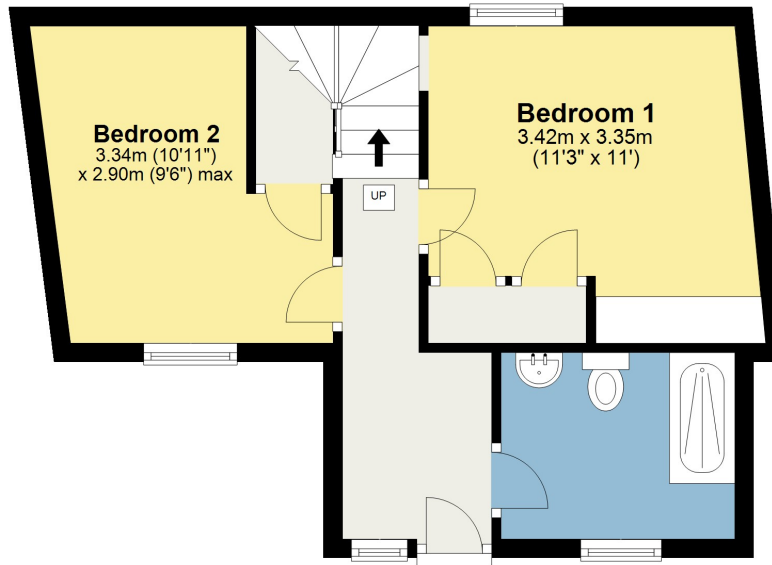
Balcony and View



Parking

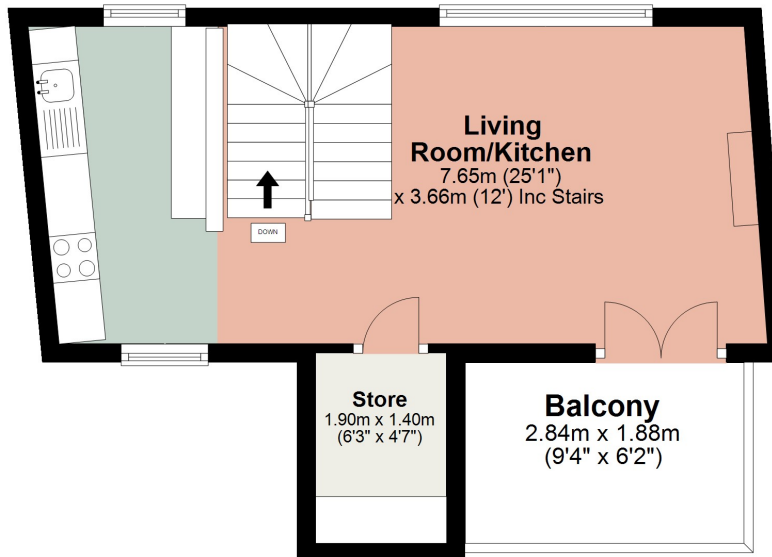
Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all

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 20/05/2025.

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