



## Bowland Bridge

£235,000

7 The Chase , Bowland Bridge, Grange-over-Sands, LA11 6NN

A modern cottage offering the best of both worlds being in a superb rural location but only a stones throw away from the bustling tourist areas. Set in the small hamlet of Bowland Bridge with both wonderful Lakeland walks and 2 amazing Public Houses within walking distance. A 1 bedroomed cottage with open plan living area and kitchen and en-suite double bedroom. Parking and use of the shared gardens.

### Quick Overview

Mid-Terrace Cottage - 1 Double Bedroom  
1 Wet Room  
Open Plan Living/Dining/Kitchen  
Sublime country views  
Wonderful walks from the doorstep  
Immaculately presented throughout  
Excellent condition & no upper chain  
Patio area and communal grounds  
Fabulous Public house/restaurant next door  
Private Parking space and visitor parking  
\*Ultrafast fibre broadband available



1



0



1



D



Ultrafast  
Fibre  
Broadband



Private Parking  
Space

Property Reference: W6213





Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen



Kitchen



Bedroom

**Location:** Just a few miles to the east of Lake Windermere lies the secluded and unspoilt Winster Valley, a tranquil area of rolling hills, verdant fields and wooded slopes, perfect for escaping the pressure of modern life. A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at one of the excellent traditional pubs en route! (Both The Masons Arms and The Hare and Hounds in Bowland Bridge are only a short stroll away!) In fact, there are several Pubs/Restaurants in the area. There are 2 wonderful 15th Century Churches within walking distance and the towns of Kendal and Windermere are all within a short, scenic, drive. Although The Chase enjoys a magnificent, picturesque and peaceful location the M6 Motorway is within easy reach - approximately a 25-30 minute drive.

Take the A5074 out of Bowness centre, travel through Winster, pass the Damson Dene Hotel and bear second right towards Bowland Bridge. On entering the hamlet bear left through the car park for the Hare and Hounds and the development is across to the back right hand side with designated parking to the side and further visitors parking on the lower level.

**Property Overview:** The absolute epitome of a tranquil bolt-hole. They really don't get much better than this. The sort of property you pop the key in the lock, open the door, breath in and instantly relax and smile knowing you get to spend time here with absolutely nothing to do - heaven in the modern day busy world. This charming 'upside down' Cottage is immaculately and tastefully presented throughout with luxurious touches such as the super surround sound system and the high quality modern Kitchen and wet room. Low maintenance outdoor space and wonderful views over the valley from the Patio and Communal Grounds which is all surrounded by nature with some wonderful walks close-by. The highly regarded country pubs/restaurants (The Hare and Hounds and The Masons Arms) are on the door step to complete the picture - we really cannot recommend The Chase highly enough.

Converted by the excellent, renowned builder, Robert Hughes in 2005 into 8 individual designed properties. This superb 'bijou' property still retains that new feeling! Having been owned by the current vendors from new they have reluctantly decided the time is now right for them to sell. Suitable for many different buyers - down sizers, young couples, first time buyers, weekend bolt-hole seekers or perhaps an excellent holiday let investment - it would certainly appeal to holiday makers ticking the boxes for peaceful location, walks close-by, south lakes attractions a short drive away, views and pub - to name just a few!

The entrance door opens into the spacious and welcoming Hallway. Useful shoe cupboard with matching meter cupboard over, under stairs storage cupboard and ample space for storage of bicycles perhaps. The generously proportioned Bedroom has a side aspect, double recessed built in wardrobes, very useful Utility closet with plumbing for washing machine, recently installed wall mounted central heating boiler, coved ceiling and recessed ceiling spot lights. Door to the luxurious and contemporary En-suite Wet Room with attractive tiled walls, excellent, double, walk in shower, WC and wall mounted wash hand basin.

The very attractive, Beech staircase leads up to the Open Plan Living/Dining/Kitchen. What a lovely space. Sunny, airy and spacious, this lovely room enjoys some rural views and a 'Velux' roof window and there is ample space for both living and dining furniture. The Kitchen is tastefully furnished with cream shaker style wall and base cabinets with striking mosaic wall tiles. Stainless steel sink unit, integrated fridge and freezer and inbuilt 'NEFF' appliances, oven and gas hob. Additionally the owners have had a new boiler and dishwasher installed in 2024.

Outside is a low maintenance, sunny, paved patio. A wonderful space to enjoy the breath-taking views and just soak up the surroundings. There is 1 designated Parking space and further Visitor Parking where the Communal Gardens can be found for all to enjoy.

This beautiful cottage is currently used as a holiday let and has wonderful

nearby attractions including; Windermere Lake Cruises and Haverthwaite Railway, Holker Hall and Gardens, Levans Hall House and Topiary Gardens, Cartmel Races and Village, plus a local Bowland Bridge walking group. This property is perfect for anyone looking for a second home or holiday let and forward bookings are available with Sykes Holliday Letting Company if required.

**Accommodation:** (with approximate measurements)

**Hallway**

**Bedroom** 17' 2" max x 9' 8" max (5.23m x 2.95m)

**Ensuite Shower Room**

**Open Plan Living/Dining/Kitchen** 21' 0" x 14' 6" (6.4m x 4.42m)

**Patio**

**Property Information:**

**Services:** Mains electricity. LPG gas central heating. Private water supply. Shared septic tank with treatment plant.

**Tenure:** Leasehold. Subject to a 999 year lease dated 01/09/2004. Vacant possession upon completion. No upper chain.

Leasehold on the remainder of a 999 year lease from 2005. There is a management company which has been set up and the freehold is owned by the management company. Each property owner is an equal shareholder in the management company and the management charge for 2025/26 is £2581.34. This includes property insurance and maintenance of common areas and lighting and outside decoration.

**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 Windermere sales office.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950-£975 per calendar month.

**Holiday Letting Potential:** Cottages.com have projected that this property could generate 41-51 viewings for 2024 which could generate a gross income of approx £18,350 - £23,167 per annum.

**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).



Bedroom



Ensuite Shower Room



Patio Area



View from the Communal Grounds



## 7 The Chase, Bowland Bridge, LA11

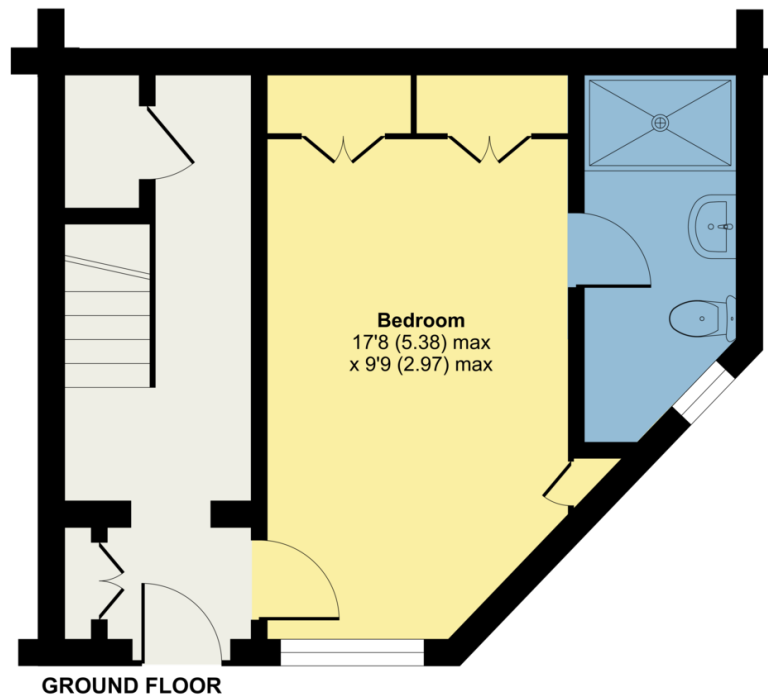
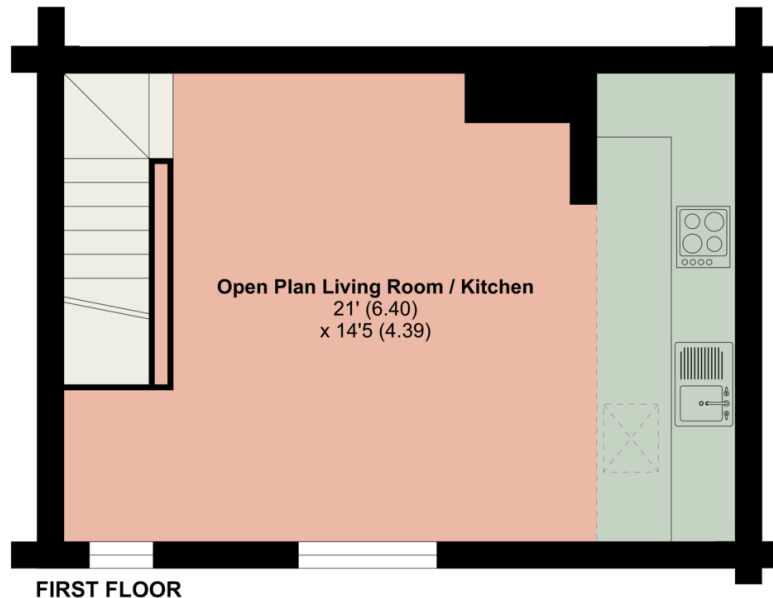
Approximate Area = 573 sq ft / 53.2 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 637 sq ft / 59.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1120273

A thought from the owners...

*We have found the Winster Valley area to be a good choice of location it is peaceful yet not too far away to enjoy all the national park attractions and not least the surrounding areas, examples like Lakeside giving access to Lake Cruise Steamers, local villages Grange, Cartmel, Ravensglass and Eskdale Steam Railway to name just a few.*

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 27/03/2025.

Request a Viewing Online or Call 015394 44461