

Bowness on Windermere

£365,000

Honey Pot Cottage, 7 Wordsworth Court , Brantfell Road,
Bowness-on-Windermere, LA23 3EG

In a discreet location so hidden that even locals might miss it! 7 Wordsworth Court is a 3 bedroomed cottage currently used as a successful holiday let and perfectly located in the heart of the popular Bowness on Windermere. Just a stone's throw away from all essential amenities, this property is a rare find for those seeking a holiday let investment or a serene personal retreat with the added benefit of 2 off road parking spaces and a seated decking area accessed from the first floor. Don't let this desirable opportunity pass you by.

Quick Overview

Ideal as a successful holiday let or second home

A hidden gem!

Close to amenities and Windermere Lake

3 Bedroomed Cottage

1 Reception room and 1 bathroom

Outside decking area

In good decorative order

Off road parking for 2 cars

Ideal holiday let or second home

*Superfast fibre broadband available



3



1



1



D



Superfast
Fibre
Broadband



Off Road Parking
for 2 Cars

Property Reference: W6212



Open Plan Living Room & Kitchen Area



Kitchen Area



Bedroom 1



Bedroom 2

Location: From the mini roundabout in the centre of Bowness village, continuing towards Bowness Bay on Lake Road and take the first turning left opposite St. Martins Church onto Kendal Road and first left again onto Brantfell Road. Continue past Laurel Cottage Bed & Breakfast on the left, and bear next left into Wordsworth Court.

Property Overview: As you enter the property on the ground floor, you are greeted by two well-appointed bedrooms, each offering its own unique appeal. Bedroom 2 is a cosy haven, complete with built in wardrobes that provide ample storage space for all your needs. This room also houses the efficient BAXI boiler. Bedroom 3, equally inviting, also features built-in wardrobes, offering plenty of space to keep your belongings organised and tidy. Both bedrooms are designed with comfort in mind, making them perfect retreats for relaxation and rest. Leaving the bedrooms you have an additional under stairs storage cupboard and then the ground floor is completed by a stylish household shower room, featuring a modern rainfall shower, WC, and washbasin.

Moving up to the first floor, you'll find the open plan Living Room and Kitchen area, designed to maximise space and light. This modern layout offers a seamless flow between cooking, dining, and relaxing, making it ideal for both entertaining and everyday living. The kitchen comprises of wall and base units, Hotpoint oven with Lamona induction hob and Blanco extractor over. Lamona integrated dishwasher plus additional space for washing machine and fridge freezer. This floor also has access to an inviting decking area that promises endless moments of relaxation and enjoyment.

Finally the second floor comprises of bedroom 1 with access to loft storage and a separate cloakroom including WC and washbasin.

Honey Pot Cottage has the added benefit of 2 off road parking spaces and being a stones throw away from all the amenities Bowness on Windermere has to offer.

Accommodation: (with approximate measurements)

Ground Floor Entrance Hall

Bedroom 2 10' 9" x 10' 9" max (3.28m x 3.28m)

Bedroom 3 10' 2" x 9' 10" (3.1m x 3m)

Shower Room

Stairs to first floor

Open Plan Living Room & Kitchen Area 22' 2" x 17' 8" inc stairs (6.76m x 5.38m)

Decking 17' x 10' 11" (5.18m x 3.33m)

Stairs to second floor

Bedroom 1 12' 8" max x 11' 7" (3.86m x 3.53m)

Cloakroom

Property Information:

Services: Mains water, electricity and gas. Gas fired central heating. Double glazed windows.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: Rateable value of £3,950 with the amount payable of £1,935.50 for 2024/25. Small business relief may apply.

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.

What3Words: ///paddocks.relegate.mimic

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 3



Shower Room



Decking Area



Ordnance Survey Ref: 01214860

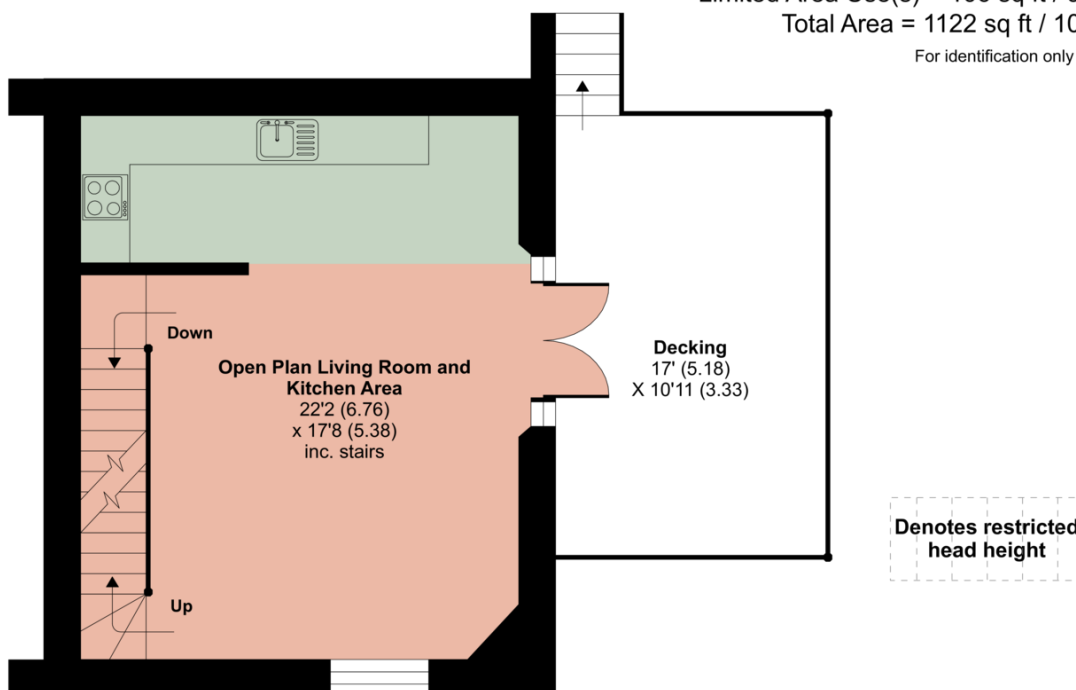
7 Wordsworth Court, Brantfell Road, Bowness-on-Windermere

Approximate Area = 1016 sq ft / 94.4 sq m

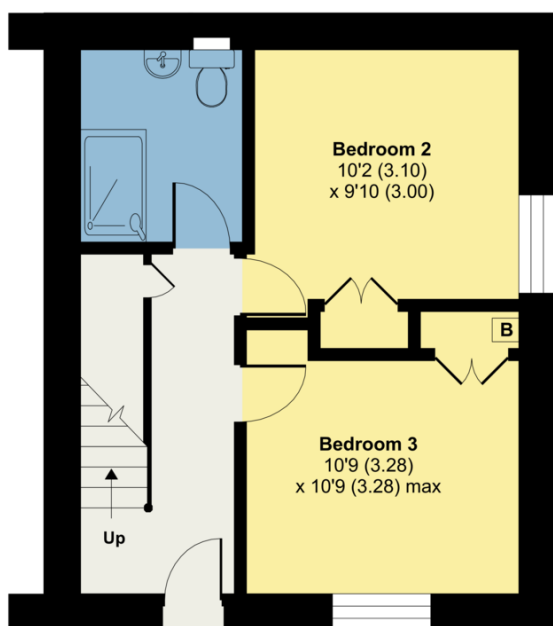
Limited Area Use(s) = 106 sq ft / 9.4 sq m

Total Area = 1122 sq ft / 104.2 sq m

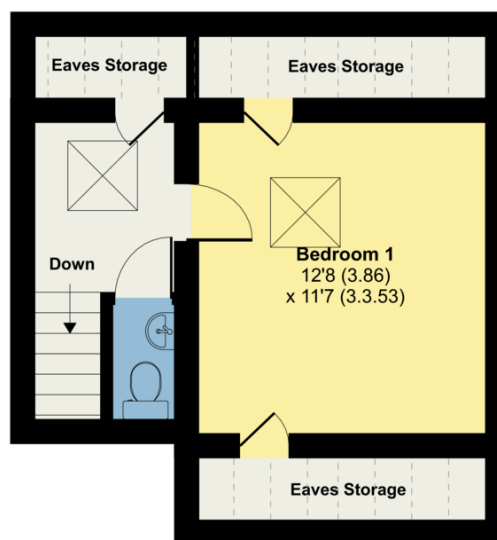
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1265374

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 03/04/2025.

Request a Viewing Online or Call 015394 44461