

## Bowness-on-Windermere

£277,500

Swallow, Flat 6 Pattinson House, Beresford Road, Bowness-on-Windermere, Cumbria, LA23 2FJ

Situated in the picturesque town of Bowness-on-Windermere, Flat 6, Pattinson House on Beresford Road offers a unique opportunity to own a delightful top floor studio apartment. Especially designed to be high quality holiday letting, which has proven to be extremely popular and successful with great 5 star reviews. This charming abode is a gateway to the beauty and tranquillity of the Lake District and is within easy walking distance of both Bowness-on-Windermere and Windermere villages.

### Quick Overview

Studio Apartment on the top floor converted in 2022

Specially designed to be a high quality holiday let

1 Reception Room, 1 bathroom

Open plan Lounge, dining & kitchen area

Excellent decorative order

Views of The Round House and Lake View

Stones throw away from amenities & transport links

EPC Band C

Designated parking

\*Superfast Fibre broadband available



1



1



1



C



Superfast  
Fibre  
Broadband



Designated  
Parking

Property Reference: W6234





Kitchen area



Open Plan Lounge area



Open Plan Lounge area



Dining area

**Location:** To find the property continue from Windermere towards Bowness on Lake Road, passing the Craig Manor Hotel and Beresford Road is soon after on the left with Beresfords Restaurant on the corner, 6 Pattinson House is a short way along on the right-hand side and not too far from the Craig Walk junction. The stunning Lake Windermere is within easy reach, offering endless opportunities for outdoor activities and exploration.

**Property overview:** On entering, you find yourself in the porch with space for coats, shoes and your walking kit, then you are welcomed by a spacious living area that seamlessly blends comfort with functionality. The open-plan design maximises space, offering a versatile layout that can be tailored to your needs. Large windows flood the room with natural light, creating a warm and inviting atmosphere that guests will adore. The lounge window offers views of the Round House on Bell Isle as well as a view of Lake Windermere. The well-equipped kitchen is designed for convenience, featuring modern appliances with NEFF Hob and extractor over, oven and integral under counter fridge and Bosch dishwasher as well as ample storage space for your culinary needs.

The sleeping area offers a peaceful retreat, ensuring a restful night's sleep after a day of adventure. The cleverly designed layout ensures privacy while maintaining the open feel of the studio. The bathroom comprises of a free standing Duravit bath, hand basin and WC as well as offering an oversized mirror and heated towel rail which completes the apartment. Whether you're looking for a holiday let investment or a personal retreat, Flat 6, Pattinson House is a rare find in a sought-after location. Embrace the Lake District lifestyle and make this charming studio your own.

**Accommodation (with approximate measurements):**

**Living and Dining area** 16' 10" x 18' 5" (5.13m x 5.61m)

**Kitchen area** 11' 4" x 8' (3.45m x 2.44m)

**Bedroom area** 12' 10" x 9' 8" (3.91m x 2.95m)

**Bathroom**

**Property Information:**



**Services:** Mains water, drainage, electricity. Electric central heating to radiators and uPVC double glazed windows.

**Business Rates:** Rateable value of £1700 for 2024/25. Small business relief may apply.

**Tenure:** Residue of a 999 year lease from 07/2022. The freehold of the property is owned by the Management Company of which each owner has 1 share. The annual service charge which includes the ground rent and covers the maintenance of the outside of the building plus gardening and building insurance amounted to £1800.00 for 2024/2025.

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**What3Words:** ///uniforms.chap.fortunes

**Mobile Coverage:** EE, Three, O2, Vodafone - Indoors & Outdoors

**Notes:** \*Checked on <https://www.openreach.com/> 9th May 2025 - not verified.

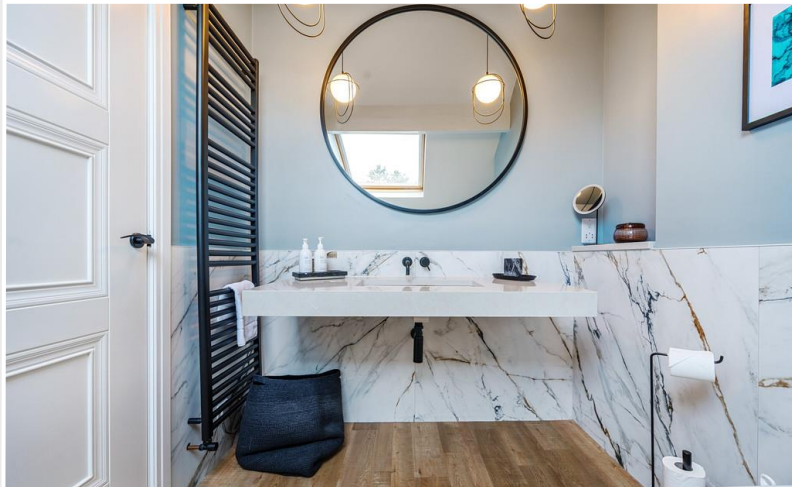
**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks 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 area



Bathroom



Bathroom

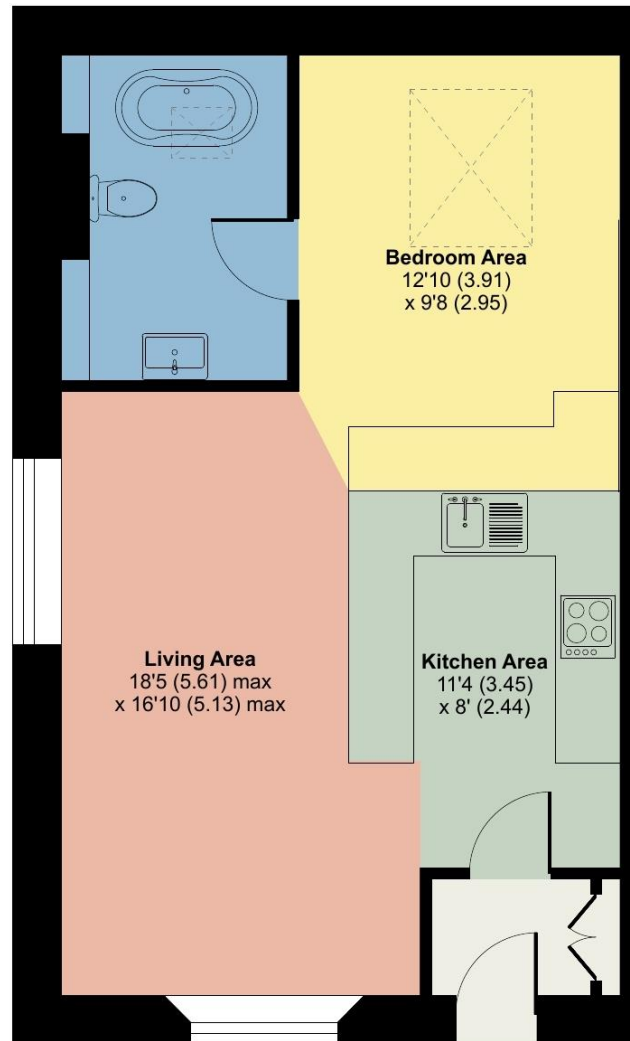


Front Entrance

**Swallow, 6 Pattinson House, Beresford Road,  
Windermere, LA23**

Approximate Area = 478 sq ft / 44.4 sq m

For identification only - Not to scale



**GROUND FLOOR**

 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: 1287433

A thought from the owners...A very cosy and peaceful space that always feels welcoming as your get home at the end of a busy day whether walking the fells or enjoying the villages of both Bowness and Windermere. A perfect convenient location with private parking from which you have easy access to everything the Lake District has to offer. This has also been borne out by the consistent popularity of it as a holiday let for both short and longer breaks.

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 16/05/2025.