



Bowness-on-Windermere

£495,000

9 Belsfield Court, Bowness-on-Windermere, Cumbria, LA23 3EY

A spacious townhouse split over three floors in an enviable location in Bowness on Windermere opposite The Glebe; with 4 bedrooms, 2 bathrooms and a garage. The property boasts ample storage and multiple outside spaces from which to enjoy remarkable views of the surrounding woodland and partial views of the Lakeland fells.

Quick Overview

- Quiet yet convenient location
- 4 Bedroomed townhouse
- 2 Reception rooms and 2 bathrooms
- Close to amenities and transport links
- EPC band D
- In good decorative order
- Large garage & allocated parking
- Glimpses of Lakeland fells
- Ideal holiday let or second home
- *Ultrafast fibre broadband available



4



2



2



D



Ultrafast
Broadband



Large garage and
allocated parking

Property Reference: W6250



Living Room



Dining Room



Kitchen



Bedroom 1

Location: Situated just a stones throw away from Bowness Bay and The Glebe and within walking distance to the heart of Bowness Village this property is in an outstanding location, just off the A592. Windermere Village, as well as other Lakeland towns, are all within easy reach.

Leaving Windermere, take New Road and carry on down towards Bowness. Once in Bowness Village, carry on via Crag brow and shortly after driving through the village, you will see Bowness Bay, keep going past the Coach Park and the row of houses which is Belsfield Court will be on your left. Turn left before the Burnside Hotel and Spa and come back on yourself, taking the first left to enter into the development. Number 9 is mid way down on the left. You can enter the property either via the garage or around the other side via the garden to the front.

Property Overview: Welcome to 9 Belsfield Court, a delightful four-bedroom mid-terraced townhouse located in the heart of Bowness on Windermere.

The entrance hall comprises of 2 large storage cupboards, access to the garage, a shower room comprising of WC, wash basin and shower cubical, plus the bright and airy bedroom 4 with dual aspect window and partial lake view.

Moving up to the first floor, there are two additional storage cupboards on the landing, a large dining room and living room both with access to balconies and a well-equipped kitchen comprising of, fitted wall and base units, serving hatch, dishwasher, electric fan with cooker hood, stainless steel sink and integrated fridge. Following up to the second floor are 3 additional generously sized bedrooms all with built in storage and a modern family bathroom including, washbasin, WC and bath with shower over.

Outside the property is a patio garden to the front of the property, plus allocated parking for 2 cars and garage to the rear a valuable asset in this sought-after location. This property would make an idea second home or holiday let.

Lakehouse (9 Belsfield Court) was let for 234 days in 2024 with 28 owner days meaning the property was let for 262 days. The Gross Rent from the 234 days was over £44k.

Accommodation: (with approximate measurements)

Entrance Hall via Front Garden

Shower Room

Bedroom 4 15' 8" x 9' max (4.78m x 2.74m)

Garage 17' 5" x 16' 7" (5.31m x 5.05m)

Stairs to first floor

Living Room 17' 4" x 12' 5" (5.28m x 3.78m)

Covered Balcony 4' 6" x 17' 4" (1.37m x 5.28m)

Dining Room 12' x 9' 7" (3.66m x 2.92m)

Rear Balcony 17' 4" x 4' 7" (5.28m x 1.4m)

Kitchen 12' 1" x 7' 9" (3.68m x 2.36m)

Stairs to second floor

Bedroom 1 17' 5" x 14' 9" max (5.31m x 4.5m)

Bedroom 2 12' 2" x 8' 9" (3.71m x 2.67m)

Bedroom 3 12' 7" x 8' 5" (3.84m x 2.57m)

Property Information:

Services: Mains gas, water, electricity and drainage. Gas fired central heating to radiators.

Tenure: Freehold (Vacant possession upon completion).

Business Rates: Westmorland and Furness Council. Rateable value of £4,400 with an amount payable of £2,156 for 2024/25. Small business rate relief may apply whereby actually no rates are paid. The current owners are exempt from paying business rates.

Viewings: 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.

Mobile Coverage: O2 - Likely / EE & Vodafone - Limited.

What3Words: ///popped.couple.yelled

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



Bedroom 3



Patio Garden



Balcony

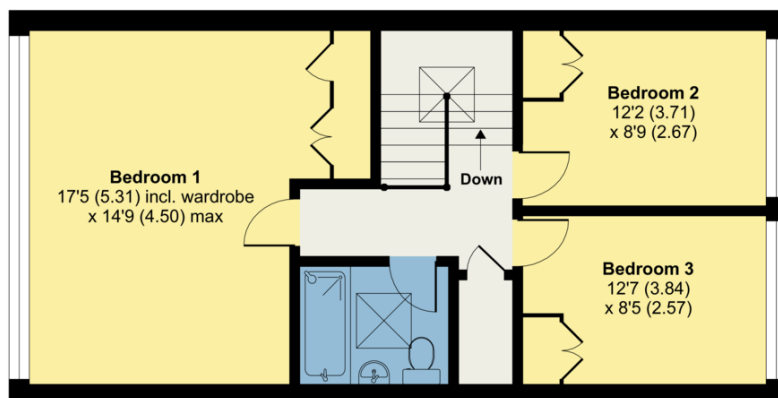
9 Belsfield Court, Bowness-on-Windermere, LA23

Approximate Area = 1539 sq ft / 143 sq m

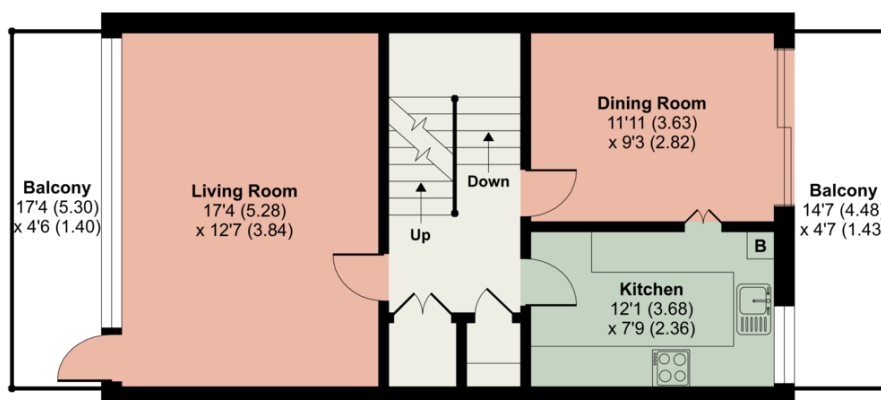
Garage = 293 sq ft / 27.2 sq m

Total = 1832 sq ft / 170.2 sq m

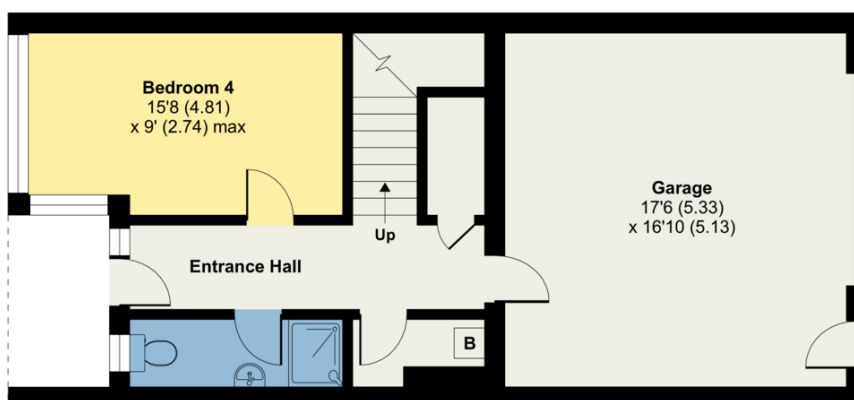
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND 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: 1301335

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