



## Bowness-on-windermere

£585,000

3 Beechwood Close, Bowness-on-windermere, LA23 3AB

In a prime elevated position within a cul de sac, this beautifully presented 3 bedroom detached family home offers a blend of contemporary living and breathtaking vistas. Designed to capture the best of the Lake and Fell views, this residence is light and modern, perfect for those seeking a serene yet stylish lifestyle.

### Quick Overview

- Elevated position offering exceptional views
- 3 bedroom detached home
- Well proportioned Living/Dining Room
- Contemporary kitchen and bathroom
- Excellent balconied area
- Sizeable Conservatory
- Single garage and driveway front and rear
- Sought after cul de sac location
- Well established, easily managed gardens
- \*Superfast Broadband Available



3



1



2



D



Superfast  
available



Single garage and  
parking

Property Reference: W6260





Entrance Hall



Living/Dining Room



Dining space



Balcony to rear

Upon entering, you are greeted by an entrance porch perfect for coats, shoes and boots. Beyond the spacious hallway has an oak staircase to first floor bedrooms and ground floor access to the living space.

The well-proportioned Living Dining Room is ideal for both entertaining and everyday family life offering ample, sociable space. There is a solid oak flooring throughout, large picture window and double doors opening to a glazed balcony which takes in the outstanding Lake and Fell views. An excellent addition to the room is the woodburning stove set in a slate surround to create a lovely focal point.

The breakfast kitchen is well proportioned and equipped with contemporary wall and base units and complementary worksurface, that make meal preparation a pleasure. With inset single drainer stainless steel sink, feature hose tap, 4 ring gas hob with extractor over and undercounter oven, this is just some of the appliances with additional integrated tumble dryer, washer and dishwasher. There is a side aspect, sliding doors to the rear garden and scope for a dining set. Adjacent to the kitchen, there is a multi functional room, ideal for use as a third bedroom/study or even a further reception space. This room has a conveniently situated cloakroom adjacent with WC and wash basin and double doors to a generous conservatory for which to enjoy privacy.

The first floor landing offers access to a loft area and an airing cupboard housing the cylinder. You will find two generously sized bedrooms each designed to maximise comfort and both enjoy a multitude of built in wardrobes. From the primary bedroom there are exceptional views over Windermere Lake and towards the fells, to the rear a woodland aspect.

A well-appointed bathroom comprises a 'P' shaped bath electric shower over, WC and vanity wash basin. Tiling to walls, vanity wall light and window to side.

The exterior of the property is impressive, featuring a low maintenance but well established garden with a mix of rockery, mature shrubs and lawn that promises relatively easy upkeep. The garage not only provides space to store or house a vehicle, there is power and light and further undercroft space. Parking for one vehicle is available to the front driveway and to the rear an additional space for 1/2. There is further level garden patio space to the rear.

With its contemporary charm, stunning views and practical layout, this home can adapt to your evolving needs. Don't miss the opportunity to make it yours.



Kitchen



Kitchen





Bedroom Three/Study



Conservatory



Bedroom One



Bedroom One

## Accommodation with approximate dimensions

Entrance Porch

Entrance Hall:

Living/Dining Room: 21' 8" x 11' 7" (6.6m x 3.53m)

Kitchen: 11' 3" x 8' 5" (3.43m x 2.57m)

Breakfast Area 8' 3" x 8' 0" (2.51m x 2.44m)

Bedroom 3/Study: 10' 0" x 9' 11" (3.05m x 3.02m)

Cloakroom

Conservatory: 11' 2" x 8' 6" (3.4m x 2.59m)

First Floor Landing

Bedroom One 12' 11" x 11' 7" (3.94m x 3.53m) incl  
wards

Bedroom Two 12' 11" x 10' 0" (3.94m x 3.05m) incl  
wardrobes

Bathroom

Garage 19' 9" x 11' 0" (6.02m x 3.35m)

Undercroft 11' 7" x 10' 4" (3.53m x 3.15m) Restricted  
headroom

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Band E

Services: Mains gas, mains water, mains electricity and  
mains drainage

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

What 3 Words & Directions: ///effort.unto.upward

From Windermere proceed into Bowness on Lake Road  
bearing left on to Helm Road, immediately after the  
Lakeland shop. Continue up the hill past the Ro Hotel  
and Beechwood Close is on the right hand side and No  
3 is also found on the right.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom Two



Bedroom Two





Bathroom



Lake & Fell views



Rear elevation

#### Anti Money Laundering:

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).

## Meet the Team

### Mike Graham F.N.A.E.A.

Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



### Nicole Fallowfield

Assistant Branch Manager

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Shirley Crisp

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



### Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

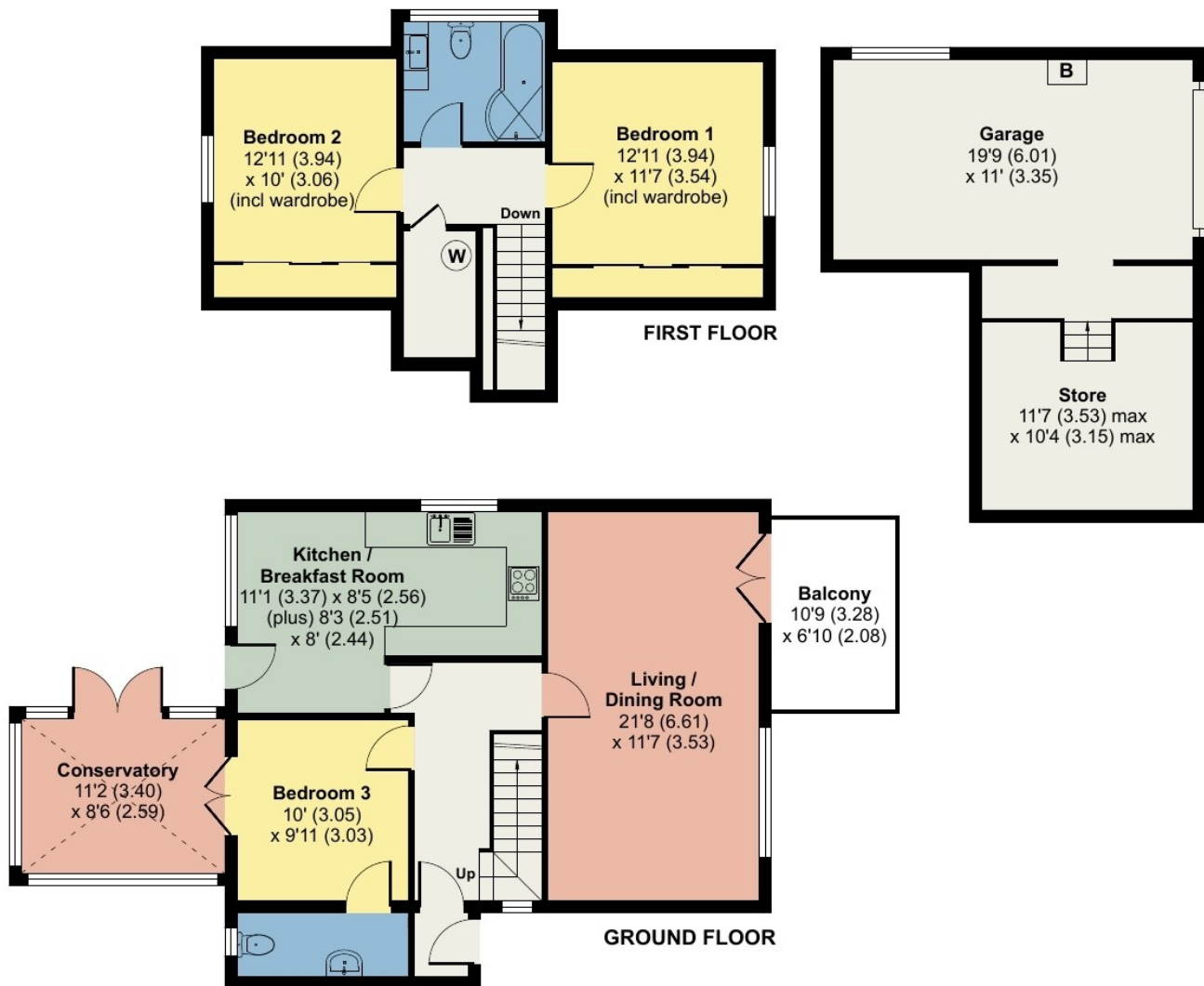
### 3 Beechwood Close, Bowness-on-Windermere, LA23

Approximate Area = 1204 sq ft / 111.8 sq m

Garage & Store = 376 sq ft / 34.9 sq m

Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



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