

Bowness-on-Windermere

£700,000

6 Fairfield, Bowness-on-Windermere, Windermere, Cumbria, LA23 3AL

6 Fairfield offers a unique and different approach as it is one building currently arranged as two properties. Presently utilised as a successful holiday let, this charming 5 bedroomed home with off road parking is perfect for a lucrative investment or a spacious family home or ideally suited to a family who wish to share with parents or other family members.

Quick Overview

5 bedroomed semi detached home

1 building arranged as 2 properties

1 bathroom, 1 shower room

2 Reception rooms

2 Kitchens

Double Glazing & Gas Central heating

Close to all amenities in nearby Bowness

Lake views

Countryside Garage & off road parking

* Superfast Fibre Broadband



5



2



3



C



Superfast
Fibre
Broadband



Countryside
Garage & Off
Road Parking

Property Reference: W6275



Living Room (6a)



Kitchen (6a)



Living Room (6a)



Kitchen 6

Once inside this home you will appreciate the space and opportunity to personal to your own needs, that it offers. At ground floor the entrance hall provides access to a small utility space, up several stairs lead to the primary rooms with a sizeable Living Room offering lovely views over Bowness to Claife Heights and access to a balcony for enjoying these. There is a log burner for cooler days and adjacent a Dining Room for entertaining which leads into a kitchen area and doors to rear garden area. There is scope here to update and modernise, however there is a good range of wall and base units and integrated appliances.

The first floor is home to 3 generous sized bedrooms with generous storage built in (a concealed cloakroom to Bedroom 2) and a 4 piece bathroom suite. Bedroom 1 benefits from spectacular views of Windermere Lake and beyond.

No 6a has its own separate entrance to the property to the rear of No 6, although there is an interlinking door internally which makes the prospect of generating one large house again, a relatively straight forward prospect and this portion of the property also offers a kitchen with modern appliances and good range of units, 2 double bedrooms (Bedroom 4 enjoying wonderful Lake views), a shower room and garage located to the rear. Throughout there is gas central heating and double glazing.

This property is currently a successful holiday let and could be sold as a going concern.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Hall

Living Room: 18' 7" x 11' 9" (5.67m x 3.59m)

Dining Room: 11' 10" x 10' 7" (3.61m x 3.23m)

Utility Room 8' 8" x 4' 0" (2.66m x 1.23m)

Kitchen: 12' 4" x 11' 4" (3.78m x 3.47m)

Living Room: 18' 1" x 12' 3" (5.52m x 3.74m)

Kitchen : 11' 7" x 11' 6" (3.54m x 3.51m)

Utility Room: 9' 7" x 7' 3" (2.94m x 2.21m)

Deck: 15' 1" x 7' 11" (4.60m x 2.43m)

Garage: 17' 1" x 10' 2" (5.23m x 3.10m)

First Floor



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Bedroom 1: 12' 4" x 11' 1" (3.76m x 3.40m)

Bedroom 2: 18' 8" x 11' 10" (5.69m x 3.61m)

Bedroom 3: 10' 8" x 9' 11" (3.27m x 3.03m)

Bedroom 4: 18' 0" x 10' 6" (5.51m x 3.21m)

Bedroom 5: 13' 6" x 8' 11" (4.13m x 2.73m)

Bathroom

Property Information

Council Tax: Westmorland and Furness Council - Band E.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

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

Material Information: Please be aware this property is unregistered.

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: [///tender.presenter.cone](https://www.what3words.com/#!/tender.presenter.cone) Centrally located, just outside of Bowness-on-Windermere centre yet only a few minutes' walk to the bustling village. From Windermere, carry on down New Road that goes into Lake Road, turning left onto the A5074, then left into Brantfell Road and right into Fairfield Road. Number 6 is towards the bottom on the left-hand side.

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).



Side patio



Front deck



Front aspect



6a Fairfield

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Meet the Team

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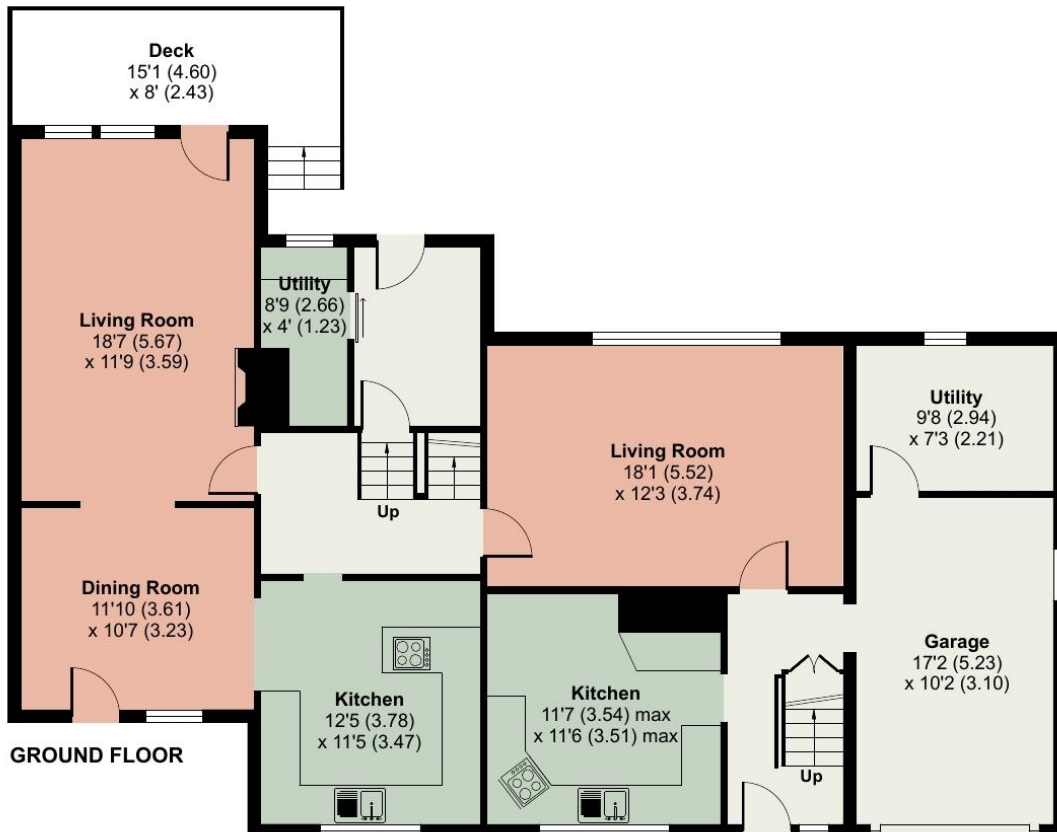
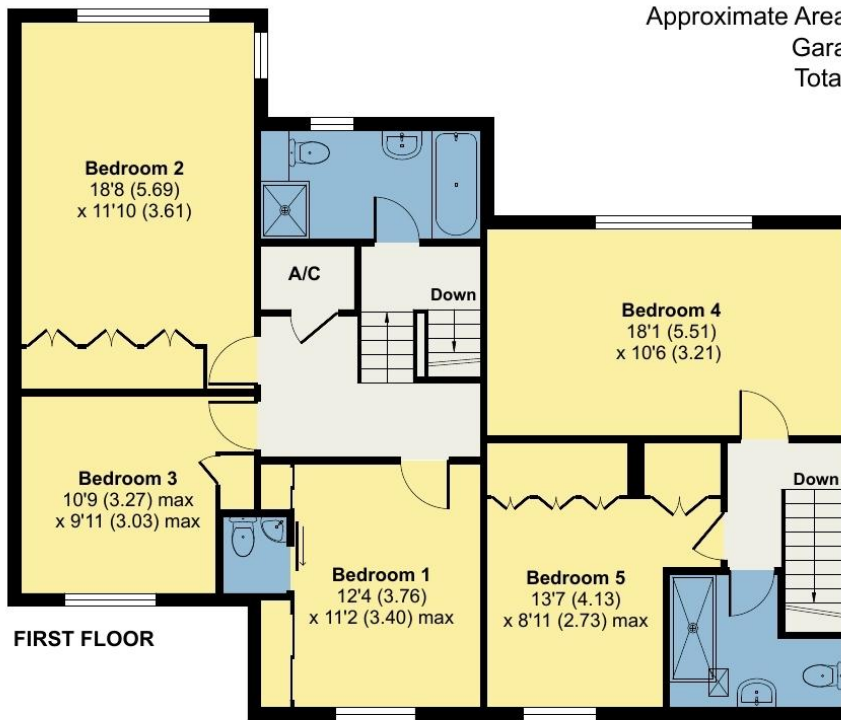
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Approximate Area = 2248 sq ft / 208.8 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 2492 sq ft / 231.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1349894

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