



16 Quarry Brow

Bowness-on-Windermere, LA23 3DW

Guide Price £395,000

16 Quarry Brow

Bowness-on-Windermere

This impressive property located in the heart of the Bowness offers a great opportunity to purchase a successful holiday let. Spread across 3 floors, the ground floor houses a comfortable reception area, a practical laundry room/garage, and a useful second bathroom with shower. As we move up to the first floor, there are three well-sized bedrooms and a bathroom featuring a bath. The second floor accommodates an open-plan kitchen and living area, a perfect social space for guests with access also to small balcony. This comfortable townhouse style property has parking in front and a patio area to the rear. This property would suit a range of buyers and can be purchased as a going concern holiday let with contents by separate negotiation or equally would make a manageable second home or permanent home.

Located in the heart of Bowness village, only a few minute's walk from a wide range of shops, restaurants, cafes and the lake shore at Bowness Bay. A short walk leads into the centre of this bustling village with a wide choice of amenities, shops, bars & restaurants. Boating facilities are also close by with Windermere Marina and Royal Windermere Yacht club on the doorstep. Quarry Brow is exceptionally located for guests that want to immerse themselves in local history at The World of Beatrix Potter Attraction or the Windermere Jetty Museum - Stories of boats and steam





Accommodation

The ground floor entrance leads into a spacious reception area.

Reception Lounge

A versatile space that is finished with a tiled floor and has a TV point so can be used as a TV room.

Shower Room

At the rear of the reception lounge is a fully tiled shower room facility with a large walk in shower, two bowl sink units sat on an attractive storage unit incorporating drawers and a WC.

Garage

Adjacent to the reception lounge is the garage accessed via an up and over door. To the rear area of the garage is a utility room with plumbing for washing machine and dryer, wall mounted gas central heating boiler and an array of built in cupboards.



First Floor

Stairs from the reception lounge lead up the landing giving access to the bedrooms and bathroom.



Bedroom One

A king size bedroom with a selection of built in wardrobes. Double glazed window to the front aspect.



Bathroom

Renovated in 2024, a beautiful suite comprising of paneled bath with shower over, WC and sink unit set into a built in storage cupboard. All the fittings are fixed in black, and the floor and walls are tiled with shaver point installed. Rear PVC double glazed window.

Second Floor

Stairs from the landing lead up to the living area.



Bedroom Two

A second double bedroom with double glazed window to the rear aspect over looking the patio garden. There is a built in cupboard under the stairs with hanging rail.



Open Plan Kitchen and Living Area

An excellent open living space on the top floor with ample space for sofa's as well as a dining area. There are sliding patio doors and full width glazing opening out onto the balcony, with balustrade. The kitchen area is modern and offers a good range of wood effect wall and base units, complimented with worktops. There is a steel sink unit and drainer, with window above. There is a electric oven and an extractor over a gas hob and an additional built in Smeg Microwave/Grill. A integral dishwasher and a fridge freezer. The kitchen offers a bright workspace with a breakfast bar area and two UPVC double glazed windows at the rear looking out over gardens. The kitchen is finished with a tiled backsplash and laminate flooring.



Bedroom Three

A single bedroom with a wall of built in wardrobes.



Outside

To the front of the property is a private parking area for one vehicle. You could also park a small car in the garage. At the rear of the property accessed via the neighbours gardens is a patio area.

Tenure

Freehold.

Services

All mains services. Gas central heating connected.

Business Rates

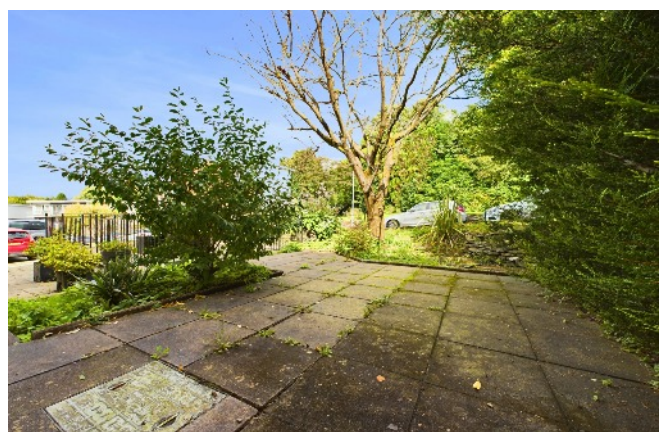
Rateable value £2,850. Current on small business rate relief.

Internet

SpeedSuperfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

From Windermere head down Lake Road/ New Road into Bowness village. Continue through the shops down Crag Brow and turn right at the mini roundabout onto Rayrigg Road. After around 200 yards turn first right into Quarry Brow and the property is in the centre of the third block on the right hand side.

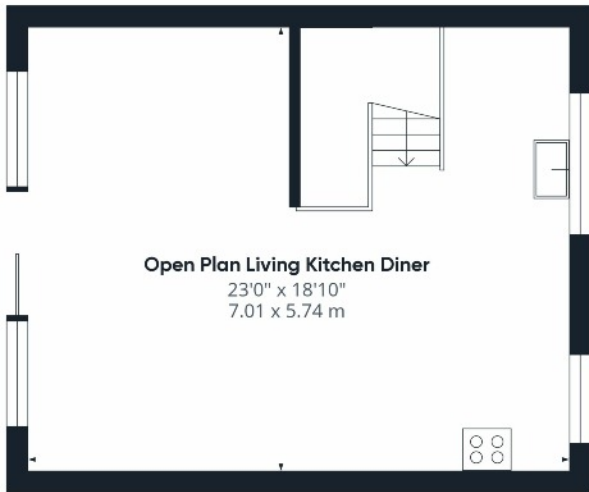




Floor 0



Floor 1



Floor 2

Approximate total areaⁱⁱⁱ

1180.37 ft²
 109.66 m²

Reduced headroom

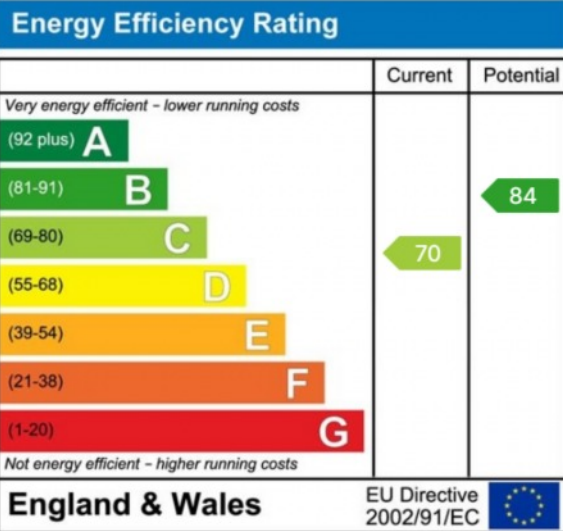
7.97 ft²
 0.74 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

