



The Cottage

Birkett Hill, Bowness-on-Windermere, LA23 3EZ

Guide Price £450,000

The Cottage

Birkett Hill, Bowness-on-Windermere

A distinguished Lakeland semi-detached residence believed to date back to the 1930's and built by renowned Windermere builder G H Pattinson. Recent renovation work has been carried out to a high standard which combines modern living features with the retained character of this most individual property. This well presented, generously proportioned two bedroomed has pleasant gardens, private parking and is in a good residential position and within easy walking distance of Bowness village. The accommodation comprises large breakfast kitchen, sitting room and two double bedrooms, one of which has an en-suite shower room, three-piece house bathroom. The property benefits from easy to maintain gardens to three sides of the property, the front being south facing and benefiting from the sun all day.

Set on a private road in Bowness village, incredibly central everything within the bustling and thriving Lakeland honeypot resort of Bowness is on hand including a host of cafes, bars, restaurants and takeaways, a range of independent shops, and Old Laundry Theatre are all within walking distance. Convenient to bus and railway services in nearby Windermere and good road links to Kendal and the M6 motorway.



Accommodation

Door from on the side of the property leads into hallway

Hallway

With a wooden floor, radiator, and stairs up to the first floor.



Kitchen diner

A light and bright room with dual aspect of both the front and rear gardens. A shaker style kitchen in sage green to rear end of the room. Ample wall and base units with granite work tops. A Lamona four ring gas hob, with oven and grill below and extractor fan over. There is an integral fridge freezer, washer and slim line dishwasher. A under stairs storage cupboard and an external door to the rear of the house. A very sociable room which offers ample space for a dining table and a relaxing sofa area. There is an original picture rail and radiator.



Lounge

A delightful, cosy room with a traditional picture rail and an open feature fireplace with a wooden fire surround with a slate hearth. There is a bow window overlooking the front to the property and a radiator.



First floor landing

Large storage cupboard with shelves and hanging space, this is also where you will find the boiler. There is also loft access from the landing.

Bedroom one

A delightful large double bedroom, tastefully decorated and designed. With picture rails, display fire place, radiator and a bow window offering views of Claife Heights and glimpses of Lake Windermere.

En suite shower room

A traditional with a modern twist, tiled walkin shower with gold dual shower head. Heritage sanitary wear with gold fittings, including hand basin and WC. A traditional radiator with gold towel rail and a window with obscure glass.



Bedroom Two

A second double room, benefiting from views of Claife Heights and glimpses of Lake Windermere. A traditional fire place with a white surround, picture rails and a radiator.

Bathroom

A three piece suite in white comprising of a bath with shower over, dual shower head and glass screen. Burlington hand basin with storage underneath and a loo. Partially tiled walls, wooden flooring, ladder style radiator and window with obscure glass.

Outside

There is a lovely south facing lawn garden at the front of the property. A great area for sitting and enjoying sunshine all day neatly planted borders and mature shrubs which offer colour and interest all year round. There is a garden shed to the side of the property and a further seating area in a more shady position in the garden. A pathway from the side of the property leads up to a raised garden area at the rear, which is a grass area with a hedge however for the keen gardeners this has the potential to be redesigned. To the front of the property there are two private parking spaces.

Tenure

Freehold

Services

All mains services, gas central heating

Council tax band

E

Internet Speed

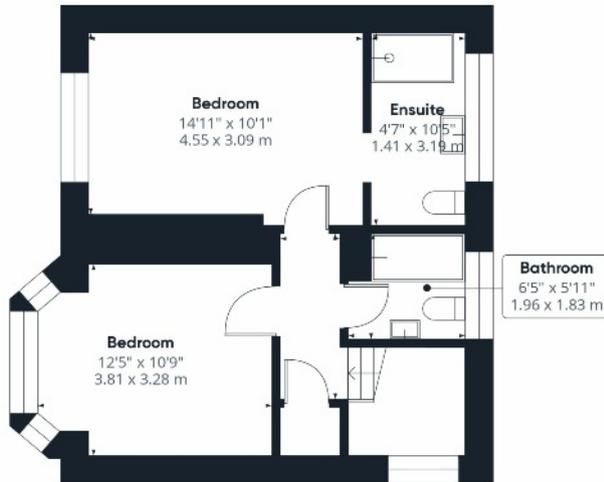
Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

From Windermere, drive down into Bowness on Windemere, passing the bay on your right. Continue the main road and after passing the Lakes Hotel and Spa on the left, turn next right continue down the lane, where The Cottage can be found on the right hand side.



Floor 0



Floor 1



Approximate total area⁽¹⁾
 869.93 ft²
 80.82 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.