



Fellside Cottage

1 Fellside Cottages, Rayrigg Road, Bowness-on-Windermere,
LA23 3DA

Guide Price £390,000

Fellside Cottage

Bowness-on-Windermere

Sale of a traditional end of terrace two bedroom cottage situated close to the village of Bowness in a peacefully quiet position yet convenient for all amenities. The property has plenty of character, including exposed beams & lintels, wooden skirting boards and doors, plenty of nooks and crannies and a cosy log burning stove to the lounge. Larger than average private enclosed garden with ample space for outside entertaining. The property is currently a successful four star holiday let and will be sold with forward bookings and furniture; however it would equally be suitable as a second home/weekend retreat or equally a cosy permanent home.

Fellside Cottage is a traditional Lakeland two bedroom cottage at the end of a short row of three in the heart of the village of Bowness in a peaceful quiet position yet very convenient for a large range of amenities, shops, restaurants, cafes and bars of Bowness right on the door step and tourist attractions close at hand. There is a good range of transport links including train, bus and Lake Cruisers and all are within easy walking distance and offer excellent accessibility to enjoy the beautiful Lake District National Park.



Directions

From our office in Windermere, proceed down Lake Road into Bowness-on-Windermere. At the roundabout turn right onto Rayrigg Road. Continue along this road for approximately 250 yards with the entrance to Fellside Cottages situated on the right hand side just beyond Beatrix Potter Theatre. No.1 is the first cottage on the drive with parking adjacent to the cottage.

Accommodation

Through the front door into:



Living Room

11'11 x 11'11 (3.64m x 3.64m)

A cosy living area at the front of the property which has a beautiful inglenook style feature fireplace with a slate mantel and a wood-burning stove. There is an alcove to one side of the fire place with a slate sill and timber lintel. Timber double glazed window and wooden window seat with storage below. There are two electric storage heaters, TV points and beautiful exposed beams.



Kitchen

11'11 x 6'4 (3.64m x 1.93m)

A modern fitted kitchen with a good range of units and drawers including two display wall units in modern gloss white complimented with black work tops. There is a stainless steel circular sink, electric oven and hob, with an extractor fan over and a washing machine/tumbler dryer and a slim line dishwasher. In addition there is a useful breakfast bar with stools under and a free standing fridge freezer. The kitchen area is finished with a Amtico tiled floor and splash back and the traditional wooden beams compliment the traditional charm. There is also a high level window with slate sill.

Stairs from the kitchen lead up to a the bedrooms/dining room.



Dining Room/ Bedroom Two

8'6 x 7'10 (2.60m x 2.40m)

A light and bright dining area with ample space for a dining table. There is a set of patio doors which lead out into the garden with a window seat to the side with high level window above. There is also a wall mounted electric storage heater, exposed beam and two attractive shelved alcoves.

Stairs lead up to landing with a window on the half landing

Large Bathroom

A white three piece suite including a panelled bath with shower over and folding glazed screen, wash hand basin with a mirror over and WC. The walls are partially tiled to the bath and sink areas, Amtico flooring and there is a wall mounted heated radiator, an extractor fan and a large window with wooden sill and beam lintel.



Bedroom One

12'0 x 10'8 (3.65m x 3.24m)

Good sized double bedroom at the front of the property with double glazed window over looking the front of the cottage. There is an original cast iron fire place with a slate hearth and an original shelved cupboard which are lovely features in the room. In addition there is a wall mounted electric storage heater.

Garden

To the rear of the property is a good sized private garden area which is mainly graveled. The neat, low maintenance garden is surrounded by fencing. There is the original stone built wash house and enough space for an alfresco dining and BBQ area in the walled lower terrace. To the side of the property is a private parking space and opposite the cottage is wooded garden area with potential to create further parking.

Tenure

Freehold

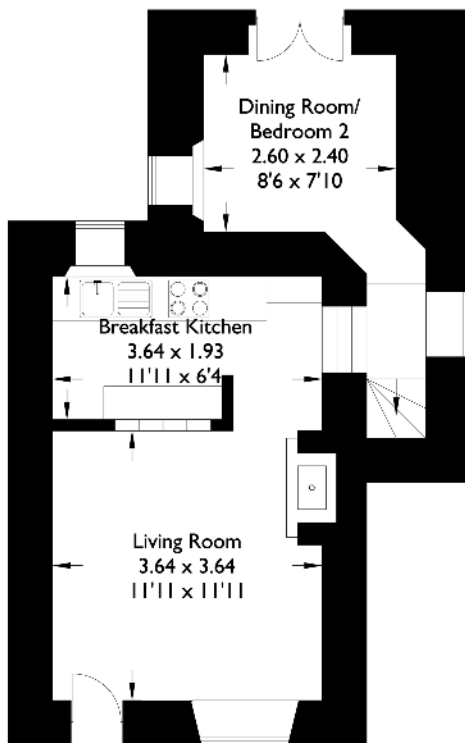
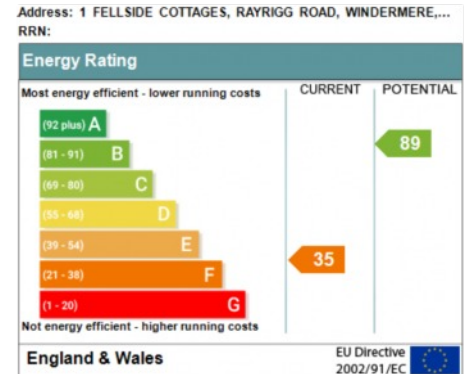
Services

All mains services connected. (no gas)

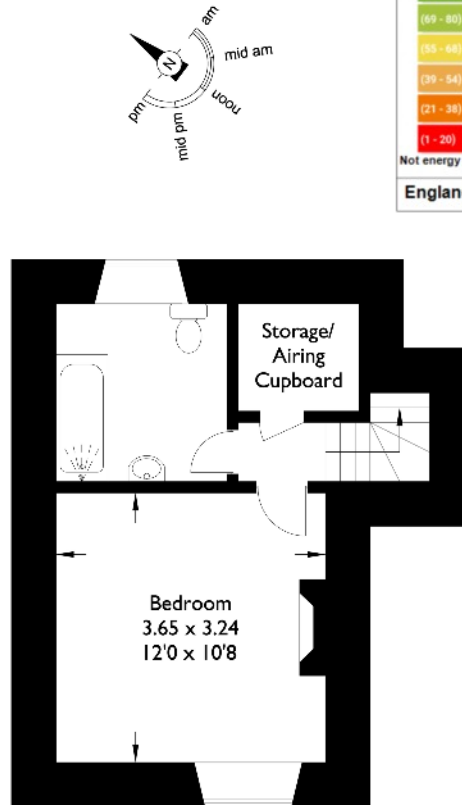
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Approximate Gross Internal Area : 56.00 sq m / 599.00 sq ft

Total : 56.00 sq m / 599.00 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

MATTHEWS
BENJAMIN

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.

