



9 Windward Way
Windermere | The Lake District | LA23 3BF

 FINE & COUNTRY

Welcome to 9 Windward Way, Bowness on Windermere, LA23 3BF

If you like nothing better than being close to water and boats, then the sights and sounds of marina life could be for you!

9 Windward Way is a luxury three bedroomed townhouse located in the highly prestigious Windermere Marina. A beautifully presented property which offers stylishly presented contemporary, spacious and light filled accommodation with excellent fixtures and fittings throughout.

Windermere Marina was originally developed in the 1960s and from humble beginnings it has developed over the decades to create a thriving community with moorings, boathouses, townhouses, apartments, boat sales and maintenance and the very popular Marina View Restaurant.

Located in a peaceful position in the prestigious area of Storrs Park being highly accessible by road, it is on the outskirts of the popular Lakeland resort of Bowness on Windermere. The property is within easy reach of the myriad of shops, restaurants and bars that Bowness has to offer as well as the golf club and both Royal Windermere Yacht Club and Windermere Motor Boat Racing Club.

This property would be a fabulous opportunity for anyone looking to purchase a second home or holiday let investment.

“ We have always enjoyed entertaining friends and family at Windward Way. As years have passed and grandkids came along, it became their 'holiday home', which they enjoy immensely.”





Location

Positioned on the A592, just south of the tourist hot spot of Bowness on Windermere it is within walking or cycling distance of the centre of the village putting all the great amenities within easy reach – abundant cafes, bars and restaurants, the cinema, a theatre and plenty of galleries and shops. For watersport enthusiasts with both a yacht and motor boat club on the lake, there are numerous activities to enjoy and regular sailing events to watch. For day-to-day needs, you'll find branches of Tesco and Co-op in Bowness itself and in Windermere, Booths, Sainsbury's and Co-op.

Ambleside, Grasmere, Hawkshead and Coniston are all within comfortable reach for day trips and if a greater choice of shops is required then the Cumbrian market town of Kendal lies under 10 miles distant. The area is blessed with some fantastic local country pubs in the surrounding valleys. For a special occasion there are a host of Michelin Star restaurants to try locally.

For those with hills in mind, the Wainwright fells are all around as well as many lower level, gentler walks. J36 is the nearest junction on the M6 and if travelling by train, there are stations at Windermere (branch line) and Oxenholme (on the main west coast line).

You're really in the centre of things at the Marina Village, a highly accessible base if you enjoy boat life or are looking forward to exploring the wider National Park.

“ Both adults and children enjoy the location as there are many activities nearby.”





STEP INSIDE

Set out over three floors, this impressive mid terraced townhouse occupies a perfect Lake District position. Living spaces are naturally well lit and the views over the marina are fascinating and an ever-changing window on the world of boating. The property is attractively presented throughout, featuring high-quality fixtures and fittings. A modern aesthetic runs throughout, with contemporary oak internal doors, double glazing, oak staircase balustrades, and Amtico flooring on the ground floor. All bath and shower rooms are thoughtfully finished with heated towel rails, mirrors, lighting and Amtico floor coverings.

Step inside the welcoming entrance hall with an area for coats and shoes and a convenient understairs cupboard and access to single garage. There is also a spacious ensuite double bedroom on this floor. This bedroom has an ensuite shower room, built in wardrobes, space for a sofa bed and direct access out to the terrace with views towards the boats. The single garage is great additional space either for a vehicle or storage, with shelved walls and an electric sectional garage door.

The first floor reveals an exceptional open-plan living space that truly delivers the “wow” factor, with stunning marina views taking centre stage. The generous living area opens onto a rear balcony, ideal for morning coffee or relaxed outdoor dining in warmer months. The kitchen is finished to a high specification, featuring sleek wall and base units, polished black granite worktops, and integrated NEFF appliances. There is ample space for a dining table, creating a highly sociable environment perfect for both family life and entertaining guests. A convenient separate WC completes this floor.

On the second floor, there are two further spacious double bedrooms. Both with en-suite facilities, the principal bedroom also enjoys elevated marina views, while a cupboard in bedroom three houses the hot water tank and a Worcester boiler and is currently arranged as a child’s twin room with a play area and a sofa bed for maximum flexibility.

“ We have the opportunity to invite more family or friends on occasions as both bedroom 3 and the ground floor bedroom accommodate an additional separate sofa bed.”





Step outside

The main outdoor areas are at the marina side of the property. There is a large, decked terrace area accessed via the downstairs bedroom, which is an absolute sun trap and partially covered by the first floor balcony, ideal if you still want to enjoy the fresh air but the forecast is uncertain. The first floor balcony itself looks out over the marina and is the perfect spot to enjoy a morning coffee.

9 Windward Way has the added benefit of having a single integral garage with a single off road parking space in front of the single garage. Further spaces are available in the general car park.

“ Mid floor, open the door, enjoy sitting out on the balcony. A peaceful heaven to enjoy a cup of coffee or a glass of wine.”



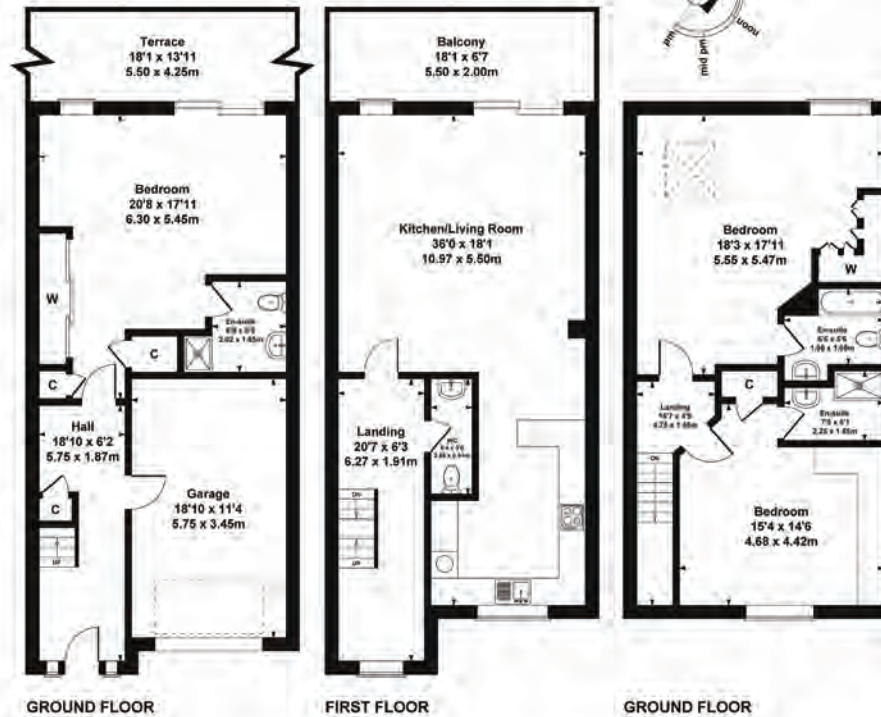
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Approximate Gross Internal Area

House 1787 sq ft - 166 sq m

Garage 215 sq ft - 20 sq m

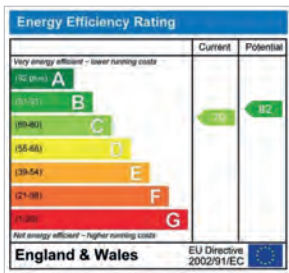
Total 2002 sq ft - 186 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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FURTHER INFORMATION

On the Road

| | |
|-----------------------|------------|
| Bowness on Windermere | 1 mile |
| Windermere | 2.2 miles |
| Ambleside | 6.3 miles |
| Kendal | 8.9 miles |
| Hawkshead | 10.7 miles |
| Grasmere | 10.8 miles |
| Coniston | 13.5 miles |
| Manchester | 80.8 miles |

Transport links

| | |
|----------------------------|------------|
| Windermere railway station | 2.4 miles |
| Oxenholme railway station | 12.3 miles |
| M6 J36 | 15.3 miles |
| Manchester airport | 90.3 miles |
| Liverpool airport | 95.9 miles |

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Included in the Sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, televisions, and domestic appliances as follows: integrated hob, oven, combination microwave, cooker hood, fridge freezer, dishwasher and washing machine. A separate tumble dryer is located in the garage.

Available by way of further negotiation are lounge, dining, all bedroom furniture.

Guide price £ 675,000

Directions

what3words: ///songbird.easels.able
Download the what3words App or go online for directions straight to the property.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.



Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler located in a cupboard in the second floor third bedroom.

Security alarm and control panel. Sonos audio system throughout the home - located in the cupboard in the ground floor bedroom.

Westmorland and Furness | Council tax band F

Tenure

Long leasehold for the balance of a 250 year lease which commenced in 2004. The freehold is vested in the Windermere Marina Village Limited.

An annual service charge of £1,975.55 is payable to include security, communal lighting, roads, ground maintenance, window cleaning and building insurance. Also a contribution of £650 payable into the reserve fund and a ground rent of £516.35. All 2025 figures.

Holiday letting is permitted through Windermere Marina Village.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Places to Eat

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina Boardwalk, Baha & Base Pizza, all in Bowness on Windermere

Café Italia, Francines, Tapios, San Pietro and Homeground, all in Windermere

The Punch Bowl, Crosthwaite

The Black Labrador, Underbarrow

The Hare and Hounds Inn, Bowland Bridge

The Masons Arms, Strawberry Bank

The Brown Horse, Winster

The Yan at Broadrayne, Grasmere

Special Occasions

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Forest Side Hotel, Grasmere

Great Walks Nearby

The Windermere Way is a 45 mile circuit of Windermere. The route takes in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

Within the National Park there are 214 Wainwrights fells to conquer and some lower-level walks around Bowness and Windemere such as Brantfell, Post Knott, School Knott and Orrest Head.

Sport and Recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and Coniston (Coniston Sailing Club)

Spa and pools at several local hotels

Golf clubs at Windermere, two in Kendal, Grange over Sands, Ulverston and Barrow in Furness

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Schools

Primary

Goodly Dale Community Primary School

St Martin's and St Mary's CoE Primary School

St Cuthbert's Catholic Primary School

Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

Windermere School (Independent)

Things to do

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck

World of Beatrix Potter attraction, Bowness on Windermere

Blackwell - the Arts & Crafts house, Bowness on Windermere

Windermere Jetty Museum, Bowness on Windermere

The Brockhole Lake District Visitor Centre, Windermere

Live theatre - The Old Laundry in Bowness on Windermere and The Brewery in Kendal

Cinema - The Royalty in Bowness on Windermere, Zeffrellis and Fellinis in Ambleside and The Brewery in Kendal

Grizedale Forest - events, music and arts.

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