

Bowness-on-Windermere

£725,000

Beckside, 7 Rayrigg Rise, Bowness-on-Windermere, Cumbria, LA23 3DR

Beckside is a spacious, modern detached bungalow, occupying a prime location in the Lake District National Park. Situated in a peaceful setting alongside a pleasant beck and woodland and on an elevated plot with a private driveway at the head of a cul-de-sac and only a short stroll from the village of Bowness On Windermere and the shores of Lake Windermere.

Quick Overview

4 bedroomed detached bungalow with detached chalet

1 reception room and 4 bath/shower rooms

Private cul-de-sac location

Large garden

No chain

Close to amenities and public transport

In good decorative order

Ideal family home, 2nd home or holiday let

Garage and plenty of off road parking

*Superfast fibre broadband



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Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6232



Living Room



Kitchen



Conservatory



Bedroom 1

Location: Only a short stroll along Rayrigg Road from the mini roundabout at the junction of Lake Road and Rayrigg Road. On entering Bowness from Windermere bear right at the mini roundabout and Rayrigg Rise is the 2nd right turning after a few hundred metres. Continue along Rayrigg Rise to the head of the cul-de-sac and No.7 Rayrigg Rise can be found with a private gated driveway.

Property Overview: In the heart of the picturesque Lake District, Becksides, 7 Rayrigg Rise offers an enchanting escape in the vibrant village of Bowness On Windermere. This delightful property is a true gem, combining modern comforts with the timeless beauty of its natural surroundings.

As you approach Becksides, you'll be greeted by its remarkably private location and pleasant surroundings. The spacious living areas are bathed in natural light, offering a perfect setting for both relaxation and entertaining.

The heart of the home is undoubtedly the inviting living room, where a cosy wood burning stove takes centre stage, promising snug evenings with family and friends. Patio doors lead to the balcony which overlooks the rear garden and beck and enjoys the sunny westerly aspect over the garden. The living room combines the dining area and there is a well-appointed kitchen, complete with modern appliances of Inset Hotpoint electric oven and Bosch gas hob with extractor over and inset Hotpoint microwave, integrated Bosch dishwasher and fridge/freezer, along with ample storage, making it a delight for culinary enthusiasts. Off the kitchen is a conservatory which has a door giving access to the garden.

The property boasts generously sized bedrooms, with bedroom 1 having en-suite, each offering a tranquil retreat after a day of exploring the stunning local landscape. A recently fitted family bathroom can be found on this floor comprising of his and hers washbasins and vanity unit, WC and bath with shower over.

Access around the side of the property and to the rear under the balcony is a 4th bedroom with en-suite shower room ideal for guests and teenagers etc.

Outside, Becksides continues to impress with its beautiful gardens, perfect for al fresco dining or simply enjoying the serene surroundings. The property also benefits from off-road parking for numerous cars, a sought-after feature in this popular area and a garage ideal for extra storage.

In the garden is a detached timber chalet with decking area which would be ideal for an additional bedroom, office or even gym and has an open plan living, kitchen/bedroom and a shower room.

Located just a stone's throw from the bustling centre of Bowness, residents can enjoy a wealth of amenities, including charming shops, delightful eateries, and the iconic shores of Lake Windermere. Whether you're seeking a permanent residence or a holiday haven, Becksides at 7 Rayrigg Rise is a rare opportunity to own a piece of Lake District paradise. Don't miss your chance to make this enchanting property your own.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room 27' 4" x 14' 0" (8.33m x 4.27m)

Balcony 27' 11" overall x 6' 4" max (8.51m x 1.93m)

Kitchen 10' 3" x 9' 7" (3.12m x 2.92m)

Conservatory 8' 3" x 7' 9" (2.51m x 2.36m)

Bedroom 1 16' 5" max x 14' 2" max inc en-suite (5m x 4.32m)

En-suite

Bedroom 2 14' 1" x 11' 9" (4.29m x 3.58m)

Bedroom 3 10' 0" x 8' 2" (3.05m x 2.49m)

En-suite

Bathroom

Lower Ground Floor:

Bedroom 4/Guest Suite 14' 1" x 11' 5" (4.29m x 3.48m)

Shower Room

Garden Store 13' 7" max x 9' 8" max (4.14m x 2.95m)

Store 14' 0" x 12' 4" (4.27m x 3.76m)

Store 10' 11" x 7' 6" (3.33m x 2.29m)

Chalet: 23' 1" x 11' 2" (7.04m x 3.4m)

Covered Decking 23' 0" x 5' 0" (7.01m x 1.52m)

Garage 17' 1" x 10' 0" (5.21m x 3.05m)

Property Information:

Services: Mains gas, water, drainage and electricity. Gas fired central heating to radiators.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //bullion.selection.closes

Notes: *Checked on <https://www.openreach.com/> 16th May 2025 - not verified.

Mobile Coverage: EE, Three and O2.

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).



Bedroom 2



Bathroom



Balcony and Garden



OS Plan

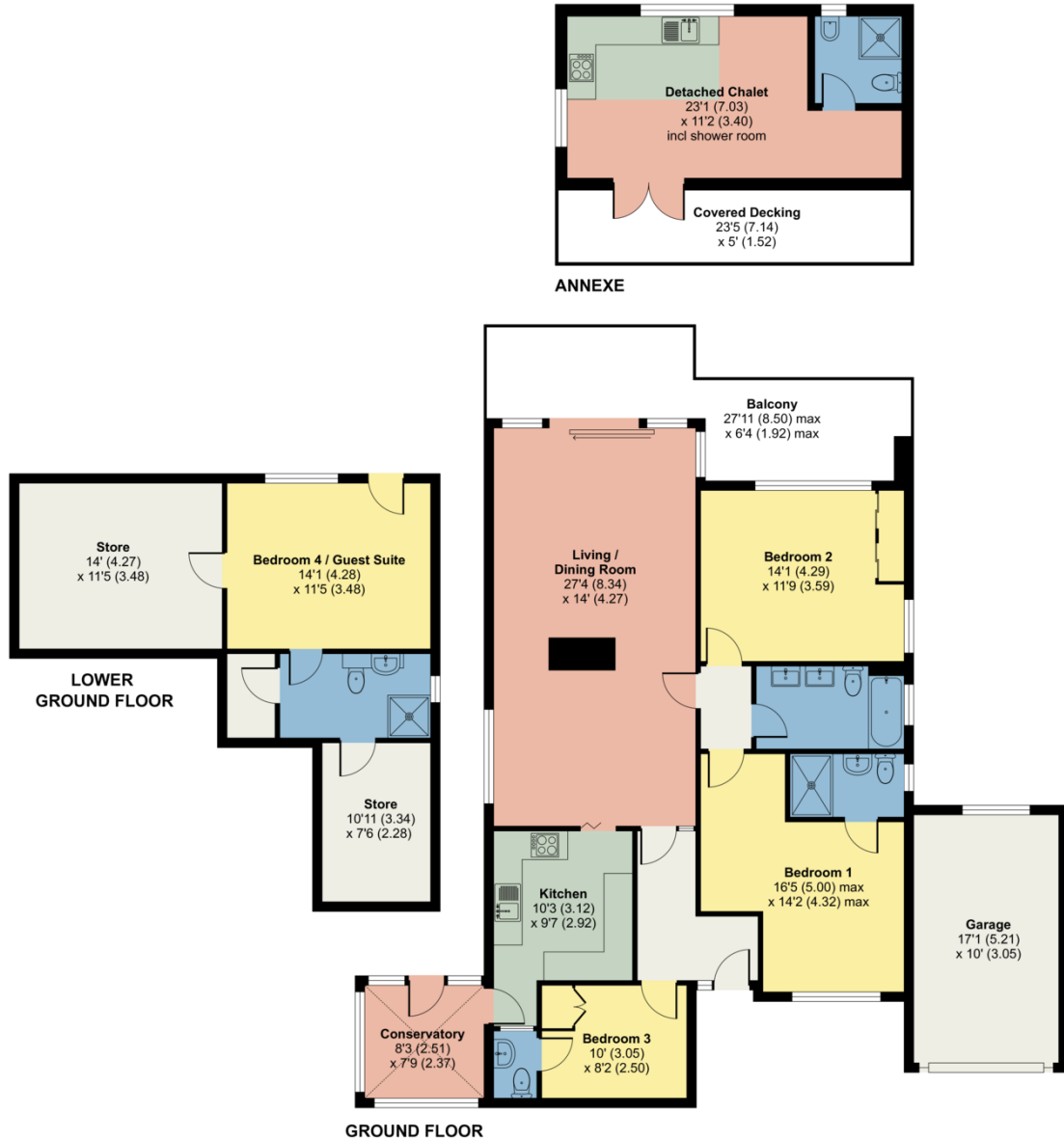
7 Rayrigg Rise, Bowness-on-Windermere, LA23

Approximate Area = 1695 sq ft / 157.4 sq m

Annexe = 257 sq ft / 23.8 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 2123 sq ft / 197 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Hackney & Leigh. REF: 1287970

A thought from the owners...This is a very light, roomy and peaceful place to live, perfectly situated opposite lake windermere with only a short walk into Bowness, making it a perfect place to live."

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