



7 Brantfell Walk, Bowness-On-Windermere

Offers Over £675,000



Your Local Estate Agents **Thomson Hayton Winkley**



## 7 Brantfell Walk

Bowness-On-Windermere, Windermere

This unique opportunity comprises **two modern detached homes** set within an elevated and peaceful cul-de-sac in the heart of Bowness-on-Windermere, just minutes from the shores of Windermere.

Enjoying the largest plot within this exclusive development, the properties offer flexibility for multi generational living, and has recently been granted approval to be fully subdivided and used independently.

Number 7 is a well presented three bedroom detached home offering spacious, modern living. The ground floor features an L-shaped open plan kitchen, dining and living space, creating a bright and sociable hub of the home, alongside a useful utility room and WC. Upstairs are three double bedrooms, including a principal bedroom with ensuite, together with a family bathroom. The property benefits from double glazed anthracite framed windows and gas central heating throughout.

The Annexe is a stylish, fully self contained one bedroom detached property, ideal for guests, income potential or independent living. It offers an open plan L-shaped kitchen, dining and living space filled with natural light, with a striking four metre bi-fold door opening onto a generous balcony enjoying views towards the Lakeland fells. The annexe has its own private entrance and complete independence from the main house.

Externally, the property includes a garage, carport and additional off road parking, along with a raised rear garden featuring lawn and a paved seating terrace. Positioned within easy reach of Bowness village, with its range of shops, restaurants, schools and transport links, this is a rare opportunity to acquire a versatile property in a highly sought after Lake District location.

- Detached three bedroom home in the heart of Bowness
- One bedroom annex above the garage with balcony, ideal for multi-generational living
- Open-plan kitchen, dining, and living space with integrated appliances
- Spacious lounge with plenty of space to unwind and dining area perfect for entertaining
- Utility area and downstairs WC for practical everyday living
- Three bedrooms upstairs, including a master suite with en-suite, plus family bathroom
- Rear garden with lawn, patio, greenhouse and shed, plus side garden
- Off-road parking for four cars, car port and garage
- Front facing views and close to Bowness amenities
- Cumbria wide local occupancy restriction applies





**WC**

6' 10" x 3' 3" (2.09m x 0.99m)

**HALLWAY**

15' 4" x 6' 2" (4.67m x 1.87m)

**KITCHEN/LIVING AREA**

24' 6" x 23' 0" (7.46m x 7.01m)

**LANDING**

15' 4" x 6' 2" (4.67m x 1.87m)

**BEDROOM 1**

16' 4" x 11' 10" (4.99m x 3.60m)

**ENSUITE BATHROOM**

10' 5" x 6' 5" (3.18m x 1.96m)

**BEDROOM 2**

12' 6" x 12' 5" (3.82m x 3.78m)

**BEDROOM 3**

10' 3" x 9' 0" (3.12m x 2.74m)

**BATHROOM**

7' 5" x 7' 0" (2.26m x 2.13m)

**GARAGE**

15' 7" x 9' 2" (4.74m x 2.79m)

**ANNEXE KITCHEN/LIVING AREA**

16' 11" x 14' 5" (5.15m x 4.39m)

L Shaped Kitchen, dining, lounge 5.35m x 8.05m max

**ANNEXE BEDROOM**

14' 7" x 8' 11" (4.45m x 2.71m)

3.4 meters into the wardrobe.

**ANNEXE BATHROOM**

7' 10" x 6' 5" (2.39m x 1.96m)





## SERVICES

Mains electric, mains gas, mains water, mains drainage

## EPC RATING C

\*EPC rating on the annex is D

## COUNCIL TAX BAND

Currently Band E

\*COUNCIL TAX BAND currently Band for annex is A

## TENURE:

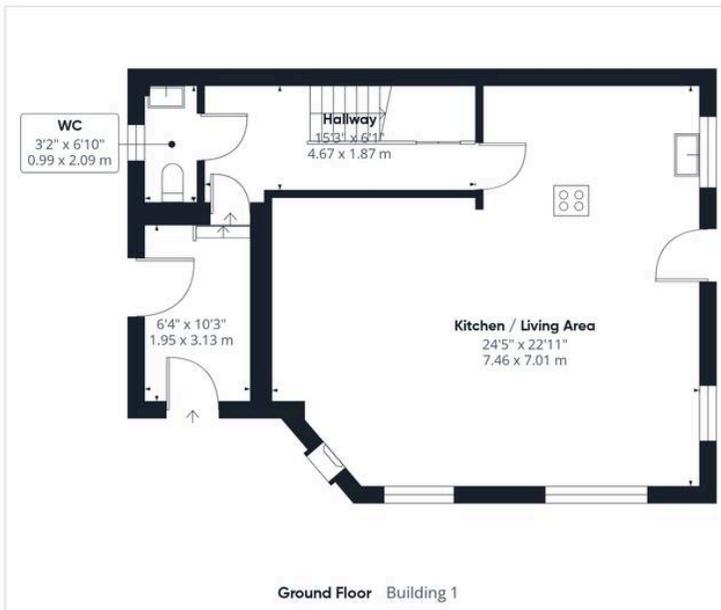
FREEHOLD

## IDENTIFICATION CHECKS

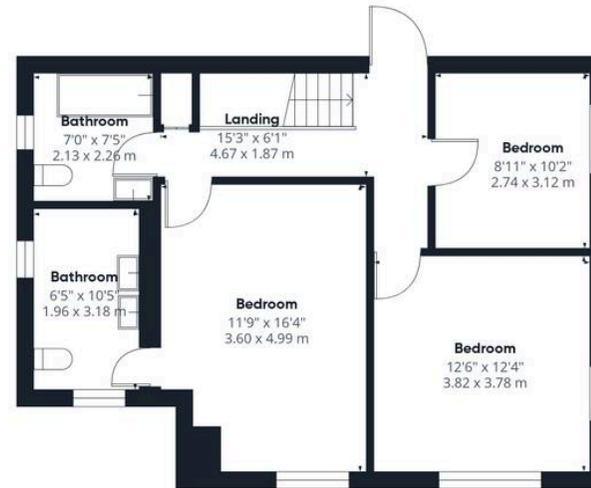
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>

2041 ft<sup>2</sup>  
189.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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