



## Bowness-on-windermere

£645,000

Bracken Bank, Ferney Green, Bowness-on-windermere, Windermere, LA23 3ES

Located close to the heart of Bowness, yet tucked away in a well established residential area, this four-bedroom dormer bungalow presents a unique opportunity for those with a vision. While in need of renovation, the property offers a canvas ripe for transformation into a dream home, all within a location that appeals for convenience.

### Quick Overview

Detached dormer bungalow

Ideal family home

4/5 Bedrooms

Sizeable plot

Detached single garage

Development opportunity

Peaceful yet convenient location

In need of renovation

Driveway parking

Superfast broadband available



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Superfast  
available



Drive way parking

Property Reference: W6330



Kitchen



Living room



Bedroom 2



Bedroom 3

Upon entering the property via the porch and into the entrance hall, you follow through to the kitchen which holds potential. With aspect garden views, it has wall and base units, a Franke fitted stainless steel sink, an AEG electric hob, and plumbing for a washing machine. A Samsung fitted oven adds to the kitchen's functionality, making it a space ready to be tailored for the new owner.

The living/dining room is a generous space with excellent natural light from large windows overlooking the rear garden. A feature wood-burning stove fitted in the living room, with ample space for sofas and chairs, offers a focal point for personalisation. This space is a blank canvas, waiting to be brought to life.

Down the hallway is a convenient WC and adjacent bath/shower room with a fitted sink. Opposite you will find bedroom 2, which offers space for a double bed and includes a fitted wardrobe, while Bedroom 4 presents the perfect opportunity for a home office. Bedroom 2, with its fitted wardrobe and views of Claipe, offers a peaceful retreat.

The utility room provides additional plumbing and storage solutions and could be a perfect boot room and an alternative access for those with dogs.

Ascend to the first floor to discover Bedroom 1, spacious and light filled, complete with access to an en-suite featuring a fitted three-piece suite. A versatile dormer room can serve as an occasional bedroom or a personalised relaxation space, or a nursery with some restricted head room.

Outside, the sizeable mature garden invites outdoor enjoyment, while a detached garage enhances parking options or storage needs. A replacement veranda would be a superb feature, allowing the new owners a great outdoor retreat and entertainment space. The rear of the property, accessible via the living room, further enhancing the property's potential.

This bungalow is more than a home; it's a rare opportunity to craft a bespoke living space in a coveted location. Embrace the chance to create your ideal retreat in this wonderful part of the lake district.

Porch

Entrance hall

Kitchen: 3.58m x 3.26m (11'9" x 10'8")

Living/Dining room: 7.99m x 3.60m (26'3" x 11'10")

Bedroom 2 : 3.76m x 3.63m (12'4" x 11'11")

Bedroom 3 : 3.98m x 3.33m (12'1" x 10'11")

Bedroom 4 : 3.40 m x 2.29m (11'2" x 7'6")

WC

## Bathroom

**Utility:** 3.35m x 3.15m (11' x 10'4")

## First floor

**Bedroom:** 14.52 m x 3.60m (14'10" x 11'10")

## En-suite shower room

## Occasional bedroom/ nursery

## Property Information:

**Council Tax** Westmorland and Furness Council band F.

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

**Services** Mains gas, water, drainage and electricity

**Tenure** Freehold

**Viewings** Strictly by appointment with Hackney & Leigh.

**What Three Words and Directions:** ///carver.chuckling.funnels  
From Windermere, continue down Lake Road towards Bowness. At the roundabout at the bottom, go straight on along Bowness Pier along the A592. The entrance to Ferney Green is a small opening on the left hand side. Keep right, and Bracken Bank is at the end of the lane.

**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 1



En-suite



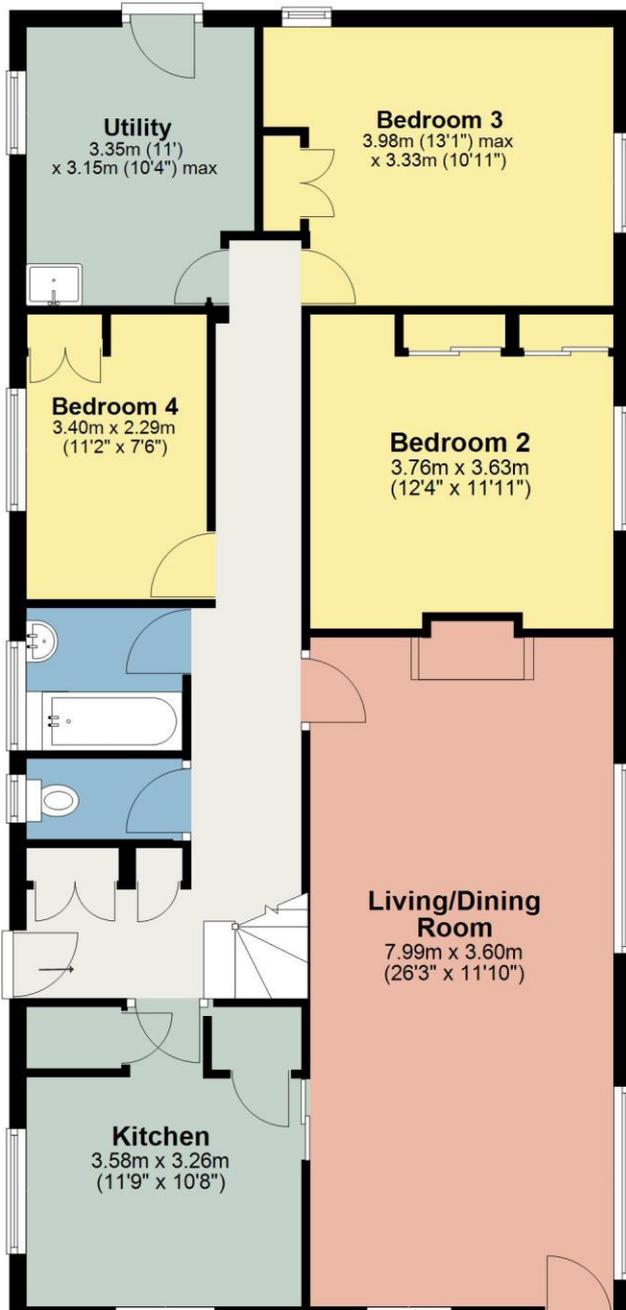
Rear Garden



Rear external/garden

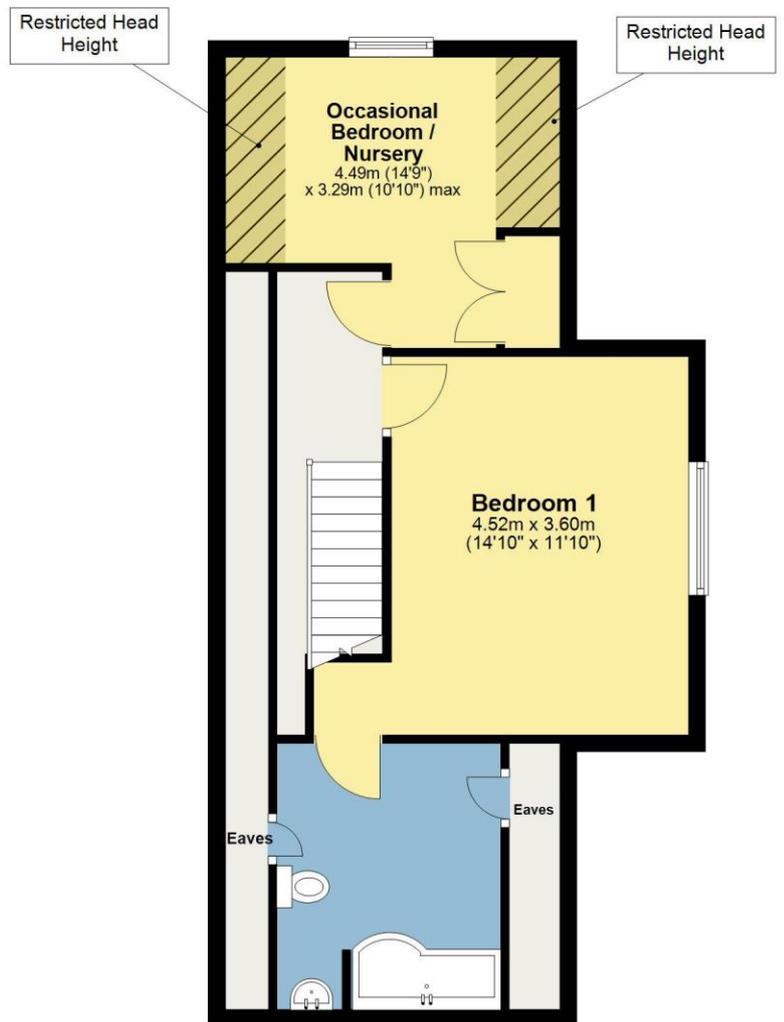
## Ground Floor

Approx. 107.6 sq. metres (1158.4 sq. feet)



## First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



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