



## Bowness-on-Windermere

£675,000

Elmley Lovett, Kendal Road, Bowness-on-Windermere,  
LA23 3FB

Discover Elmley Lovett, a delightful three-bedroom detached bungalow tucked away in the sought-after Kendal Road in the heart of Bowness. This charming 3 bedroomed property offers a perfect blend of comfort and convenience and is currently a successful holiday let, ideal second home or permanent residence.

### Quick Overview

3 bedroom detached dormer bungalow  
3 bathrooms, 2 ensuite,  
2 reception rooms

In excellent decorative order

Well stocked garden and seating to the rear

Level walking distance to Bowness

Ideal 2nd home, residence or holiday let

Close to all amenities and transport routes

Garage and parking for several cars

\*\*Ultrafast fibre broadband



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3



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*Ultrafast  
broadband  
available*



*Garage and  
parking for  
several cars*

Property Reference: W6365



Living room



Kitchen / dining room



Living room



Dining / kitchen

As you approach Elmley Lovett, you'll be greeted by a welcoming façade and a well-maintained exterior. A spacious driveway provides ample parking space, complemented by a convenient garage.

Step inside this delightful property, with 2 reception rooms. The living room features an electric fire, with teak mantle and marble surrounds, perfect for chilly evenings.

The kitchen / dining room is further down the hallway with fitted cupboards for practical storage and ample seating room for those family meals or entertaining. The modern kitchen combines style and functionality. Ample base and wall units with under-counter lighting offer plenty of storage. Integrated appliances include a Zanussi oven with Belling electric 4 ring hob with extractor and Kenwood dishwasher. The adjacent utility houses room for a fridge and washer. A door from the utility leads to the rear garden connecting indoor and outdoor living.

The bungalow features three generously sized bedrooms, bedroom 1 and 2 are on the ground floor. Bedroom 1 is spacious with views of the rear garden, and has an ensuite which also provides access from the hallway. The shared ensuite shower room, has a laminated floor, tastefully tiled, offers a walk-in shower, wash basin and WC, heated towel rails adding a touch of comfort.

Bedroom 2 is opposite the living room and overlooks the driveway, has an ensuite WC and wash hand basin.

Ascending to the second floor, you will find bedroom 3, a double-sized bedroom with restricted head-room, brightened by light from the ceiling window. The landing leads to a bathroom with a corner bath, (restricted head-room above the bath) wash hand basin and WC.

One of the highlights of this charming property is its enchanting rear garden. This private garden with summer house is well stocked and is the perfect sun trap, offering an oasis where you can unwind. The paved patio area is the ideal place for enjoying a morning coffee or hosting a summer barbecue. This garden provides the perfect backdrop for outdoor living.

The front area is outlined by the tarmacked driveway, tall, mature hedges and shrubs allowing plenty of privacy and the detached garage and shed offering that ever-needed storage space. This property is in level walking distance from vibrant Bowness and its transport routes.

Ground floor

Entrance hall

Living room: 16' 6" x 11' 1" (5.04m x 3.38m)



Living room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Rear seating area and garden

**Dining/kitchen** 15' 9" x 9' 9" (4.82m x 2.98m)

**Utility room:** 7' 3" x 5' 8" (2.23m x 1.73m)

**Bedroom 1:** 11' 6" x 9' 4" (3.53m x 2.85m)

**Bedroom 2:** 11' 1" x 10' 0" (3.39m x 3.06m)

**Shower room - ensuite & shared**

**First floor**

**Bedroom 3:** 16' 8" x 13' 9" (5.09m x 4.19m)

**Detached garage:** 17' 6" x 11' 10" (5.34m x 3.61m)

**Property Information:**

**Council Tax** Westmorland and Furness Council - Exempt -  
Rateable value - Feb 23-Feb 24 £3,350,00

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

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water, drainage and electricity. Gas fired central heating

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

**What 3 Words and Directions** [///permanent.spots.inversion](http://permanent.spots.inversion)

Travel down Lake Road towards Bowness, at the mini roundabout continue straight and take the next left onto Kendal road. Continue along Kendal road, Elmley Lovett is on the left hand side before the Brackenfield turning. To exit, using the mirror opposite, turn left and first left then turn right around the island.

**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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Rear garden



Driveway and garage



Driveway Garden



Rear garden

Request a Viewing Online or Call 015394 44461

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



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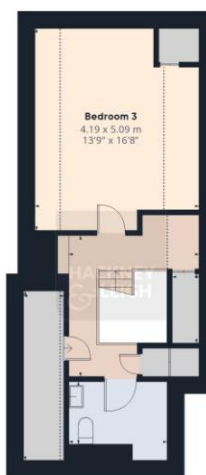


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Ground Floor Building 1



First Floor Building 1



Garage Building 2

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

137.1 m<sup>2</sup>  
1475 ft<sup>2</sup>

Balconies and terraces

3.9 m<sup>2</sup>  
42 ft<sup>2</sup>

Reduced headroom

12.4 m<sup>2</sup>  
134 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

**A thought from the owners...*This is a peaceful haven offering tranquility and privacy close to all that Bowness has to offer!***

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/04/2026.