



24 Boathouse

Windermere Marina Village, Bowness, LA23 3BN

Guide Price £400,000

24 Boathouse

Windermere Marina Village, Bowness

If you like nothing better than being close to water and boats, then the sights and sounds of marina life could be for you. Boathouse 24 is a one bedroomed boathouse located in the highly prestigious Windermere Marina. A beautifully presented property which offers stylishly presented contemporary, and light filled accommodation with high specification fixtures and fittings throughout. With an open plan living area with kitchen, double bedroom and shower room and a wet dock underneath and two parking spaces directly outside. If buying for an investment or you were minded to share this fabulous opportunity, then holiday letting is permitted.

The property is an existing, well established and successful holiday letting property, currently generating circa £30,000 pa. For a turnkey solution, furniture is included.

Windermere Marina was originally developed in the 1960s with number 24 being one of the first properties to be built. 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.



Accommodation

Shared entrance and inner hallway lead to the front door



Open plan living area

A bright and welcoming entrance area with wood-effect flooring which extends seamlessly throughout the space. Natural light from the full height patio doors floods the area and offers a beautiful uninterrupted view of Lake Windermere. From the living area, open the sliding doors and let the outside in. Step out onto the balcony a great place to watch the activity on the marina and spot the wildlife. Take a glass of wine and watch the sunset over Claife Heights as you unwind after a day of adventuring on the water. The kitchen area is modern and streamline, with white gloss cupboards and integral appliances include washer/dryer, oven, hob and dishwasher with a free standing fridge. There is also ample space for a dining table and chairs.



Bedroom

Double bedroom with windows, electric heating and a fitted wardrobe with sliding mirror doors offering a great storage space with hanging rails and shelving.



Shower Room

Modern shower room with shower cubical, hand basin and WC. Heated towel rail, partially tiled walls and tiled floor with a window.



Outside

Door leading into the wet dock, with doors on the front and jetty to the side. Parking for two vehicles.



Tenure

Freehold- no fees payable

Services

Mains water electricity and drainage. - No gas to the property

Rateable Value

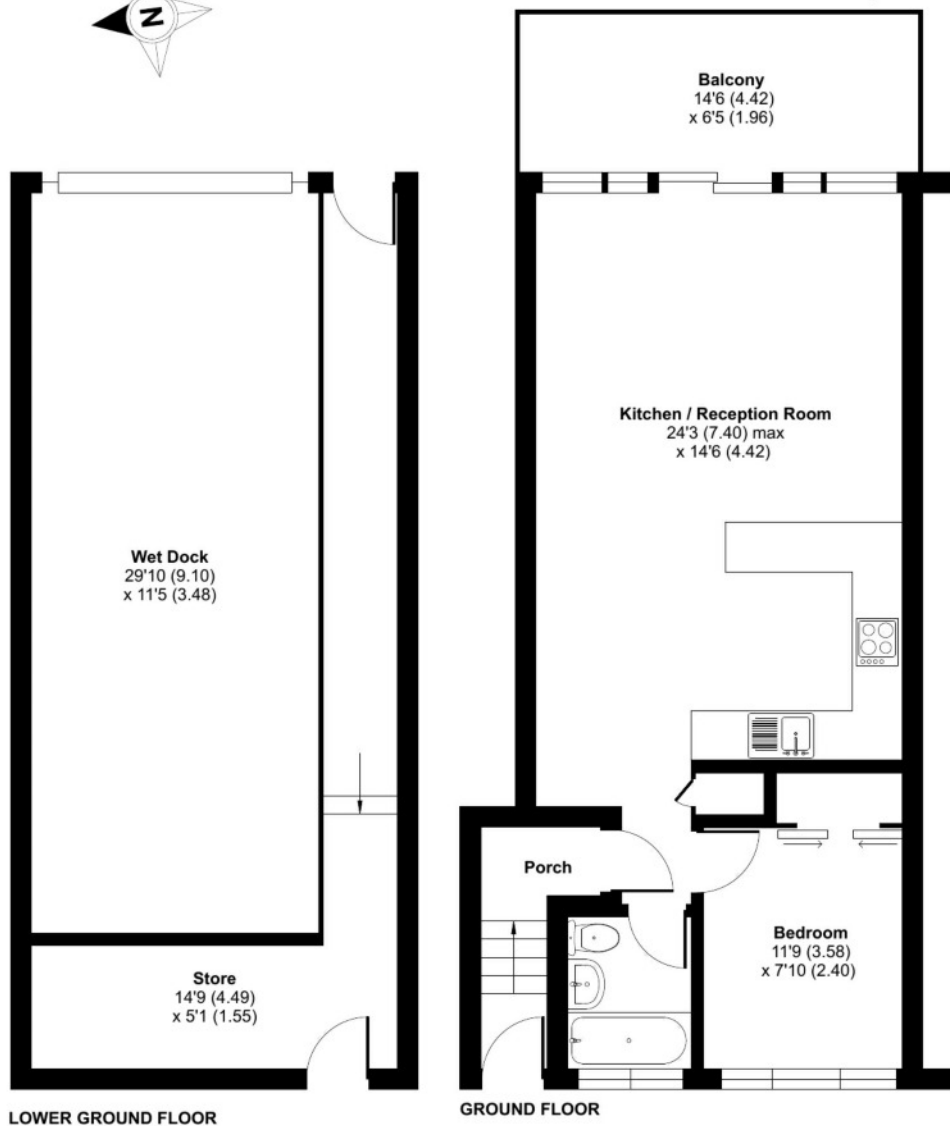
Non payable as current owner benefits from Small Business rates relief

Directions

From our Windermere office proceed down to Bowness-on-Windermere and take the Newby Bridge road (A592), passing the turning right for the Ferry/Hawkshead take the next right turn into the Windermere Marina Village. Turn immediately left and follow the road round to the right. Number 24 can be found next to the last boathouse on the right.

24 Boathouse, Windermere Marina Village, Bowness-on-Windermere, LA23

Approximate Area = 1029 sq ft / 95.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F		27	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Matthews Benjamin. REF: 1347961

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.