



## Bowland Bridge

£239,000

7 The Chase , Bowland Bridge, Grange-over-Sands, LA11 6NN

A modern cottage offering the best of both worlds being in a superb rural location but only a stones throw away from the bustling tourist areas. Set in the small hamlet of Bowland Bridge with both wonderful Lakeland walks from the doorstep. A 1 bedroomed cottage with open plan living area and kitchen and en-suite double bedroom. Parking and use of the shared gardens.

Just a few miles to the east of Lake Windermere lies the secluded and unspoilt Winster Valley, a tranquil area of rolling hills, verdant fields and wooded slopes, perfect for escaping the pressure of modern life.

### Quick Overview

Mid-Terrace Cottage - 1 Double Bedroom  
 1 Wet Room - Open Plan  
 Living/Dining/Kitchen  
 Sublime country views  
 Wonderful walks from the doorstep  
 Immaculately presented throughout  
 Excellent condition & no upper chain  
 Patio area and communal grounds  
 Fabulous Public house/restaurant closeby  
 Private Parking space and visitor parking  
 \*Ultrafast fibre broadband available



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Ultrafast  
available



Private and visitor  
parking

Property Reference: W6213



Elevated exterior



Views



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen

A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at the excellent traditional pub en route! The Masons Arms is only a short stroll away! In fact, there are several Pub/Restaurant in the area. There are 2 wonderful 15th Century Churches within walking distance and the towns of Kendal and Windermere are all within a short, scenic, drive. Although The Chase enjoys a magnificent, picturesque and peaceful location the M6 Motorway is within easy reach - approximately a 25-30 minute drive.

This perfect 'lock up and leave' is superb with fabulous views, excellent location and immaculate accommodation. Part of a quality conversion, this unique, 1 Bedroom Cottage comprises, en-suite bedroom, open plan living room and kitchen, paved patio, communal gardens, parking space and visitor parking.

The absolute epitome of a tranquil bolt-hole. They really don't get much better than this. The sort of property you pop the key in the lock, open the door, breath in and instantly relax and smile knowing you get to spend time here with absolutely nothing to do - heaven in the modern day busy world. This charming 'upside down' Cottage is immaculately and tastefully presented throughout with luxurious touches such as the super surround sound system and the high quality modern Kitchen and Wet Room. Low maintenance outdoor space and wonderful views over the valley from the Patio and Communal Grounds which is all surrounded by nature with some wonderful walks close-by. The highly regarded country pub/restaurant (The Masons Arms) is on the door step to complete the picture - we really cannot recommend The Chase highly enough.

Converted by the excellent, renowned builder, Robert Hughes in 2005 into 8 individual designed properties. This superb 'bijou' property still retains that new feeling! Having been owned by the current vendors from new they have reluctantly decided the time is now right for them to sell. Suitable for many different buyers - down sizers, young couples, first time buyers, weekend bolt-hole seekers or perhaps an excellent holiday let investment - it would certainly appeal to holiday makers ticking the boxes for peaceful location, walks close-by, south lakes attractions a short drive away, views and pub - to name just a few!

The entrance door opens into the spacious and welcoming Hallway. Useful shoe cupboard with matching meter cupboard over, understairs storage cupboard and ample space for storage of bicycles perhaps. The generously proportioned Bedroom has a side aspect, double recessed built in wardrobes, very useful Utility closet with plumbing for washing machine, wall mounted recently installed central heating boiler, coved ceiling and recessed ceiling spot lights. Door to the luxurious and contemporary En-suite Wet Room with attractive tiled walls, excellent, double, walk in shower, WC and wall mounted wash hand basin.

The very attractive, beech staircase leads up to the Open Plan Living/Dining/Kitchen. What a lovely space. Sunny, airy and spacious, this lovely room enjoys some rural views and a 'Velux' roof window and there is ample space for both living and dining furniture. The Kitchen is tastefully furnished with cream shaker

style wall and base cabinets with striking mosaic wall tiles. Stainless steel sink unit, integrated fridge and freezer and inbuilt 'NEFF' appliances, oven and gas hob. Additionally the owners have had a recent boiler and dishwasher installed in 2024.

Outside is a low maintenance, sunny, paved patio. A wonderful space to enjoy the breath-taking views and just soak up the surroundings. There is 1 designated Parking space and further Visitor Parking where the Communal Gardens can be found.

This beautiful apartment is currently used as a holiday let and has wonderful nearby attractions including; Windermere Lake Cruises and Haverthwaite Railway, Holker Hall and Gardens, Levans Hall House and Topiary Gardens, Cartmel Races and Village, plus a local Bowland Bridge walking group. This property is perfect for anyone looking for a second home or holiday let and forward bookings are available with holiday let letting company if required.

**Accommodation:** (with approximate measurements)

Hallway

Bedroom 17' 2" max x 9' 8" max (5.23m x 2.95m)

Ensuite Shower Room

Open Plan Living/Dining/Kitchen 21' 0" x 14' 6" (6.4m x 4.42m)

Patio

**Property Information:**

**Services:** Mains electricity. LPG gas central heating. Private water supply. Shared septic tank with treatment plant.

**What3words and Directions:** ///airstrip.laptops.custodian

Take the A5074 out of Bowness centre, travel through Winstar, pass the Damson Dene Hotel and bear second right towards Bowland Bridge. On entering the hamlet bear left through the car park and the development is across to the back right hand side with designated parking to the side and further visitors parking on the lower level.

**Tenure:** Leasehold on the remainder of a 999 year lease from 2005. There is a management company which has been set up and the freehold is owned by the management company. Each property owner is an equal shareholder in the management company and the management charge for 2026/27 is £2581.34. This includes property insurance and maintenance of common areas and lighting and outside decoration.

**Business rates:** Rateable value - £1,825 from 1st April 26.

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

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere sales office.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950-£975 per calendar month.

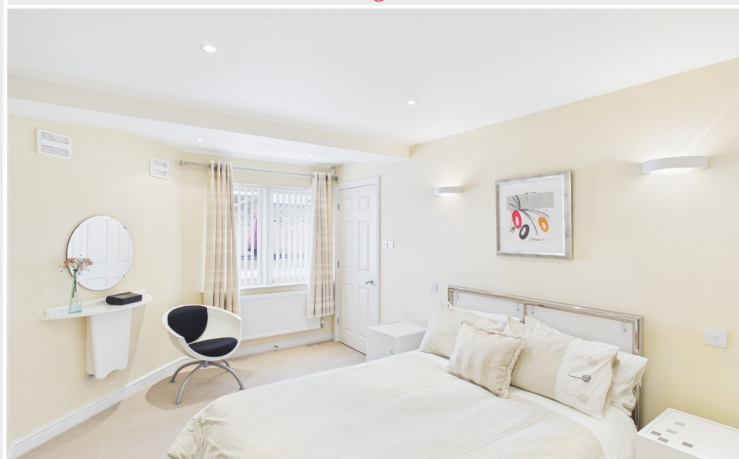
**Holiday Letting Potential:** The property is holiday let and there is huge potential to increase the revenue by accepting dogs and children.



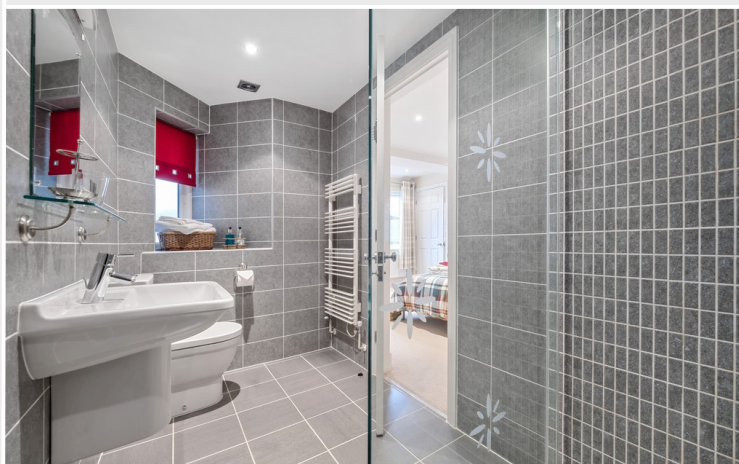
Kitchen



Dining Area



Bedroom



Ensuite Shower Room

# 7 The Chase, Bowland Bridge, LA11

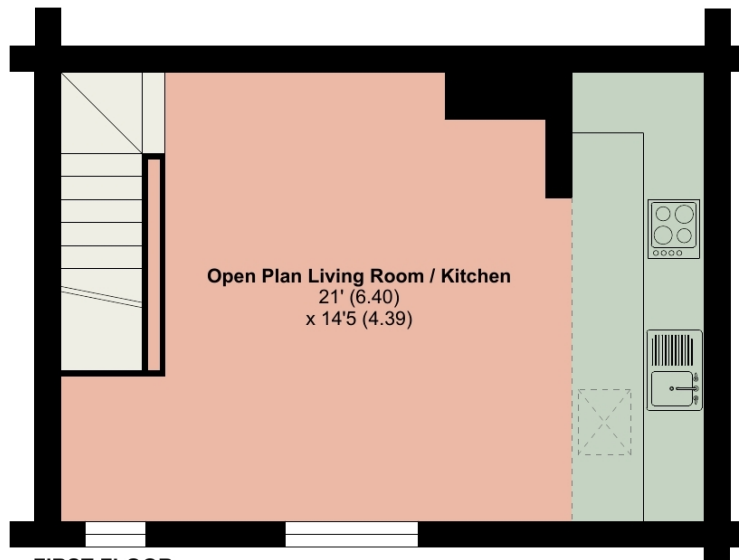
Approximate Area = 573 sq ft / 53.2 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

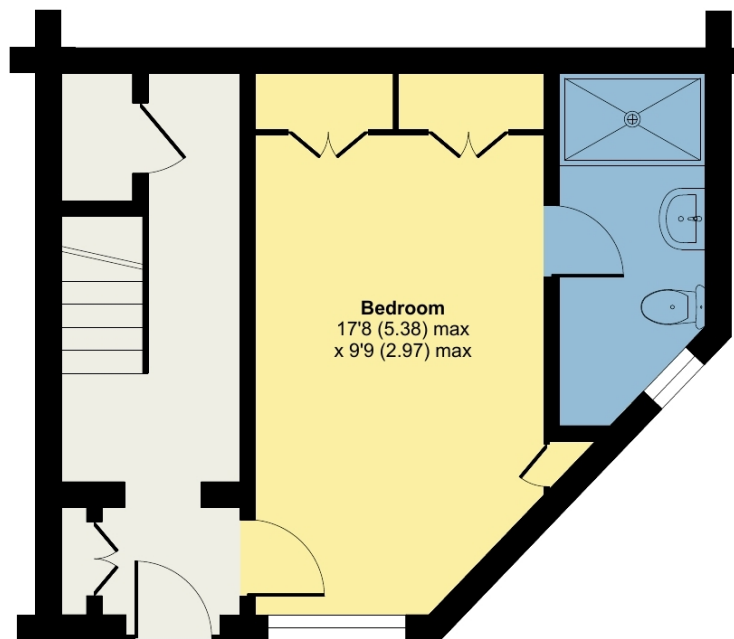
Total = 637 sq ft / 59.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hackney & Leigh. REF: 1120273

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