



Bowness-on-windermere

£950,000

The Rectory, Longlands Road, Bowness-on-windermere, LA23 3AS

A rare opportunity has arisen to purchase a sizeable 4 bedroom, detached home within a private plot on the fringes of Bowness on Windermere. Enjoying 3 reception rooms, fabulous sought after Lake Views, generous gardens and parking, this home offers a great opportunity for developers and families alike in search of a permanent residence with endless scope to create your own sanctuary and experience the Lake District lifestyle.

Quick Overview

- 4 bedroom detached house
- 3 reception rooms
- Stunning Lake views
- Central position but private location
- Opportunity to renovate/personalise
- Well established spacious gardens
- UPVC double glazing and gas central heating
- Garage and driveway parking
- No onward chain!
- Ultrafast broadband



4



2



3



C



Ultrafast
available



Garage and
Driveway parking

Property Reference: W6415



Hallway



Living room



Dining room



Reception room/study/occasional bedroom

Upon entering via the initial entrance hall, there is a perfect area for coats and shoes and a downstairs WC and sink. A 3rd reception room opposite is multi functional with the opportunity to create into your own tailored space such as snug, study, or an additional bedroom is necessary.

The hallway through has solid oak flooring and impressive original oak staircase with understairs storage. Rooms feed from the entrance hall and leads you to the spacious, light filled living room with a dual aspect and fabulous views to the Lake, Claife Heights and rear garden. Solid oak flooring throughout and with an original fireplace with Baxi gas fire, slate surround and wooden mantel. Oak shelving to either alcove provides creates storage. This room has the ability to become a beautiful living space to be enjoyed by family and guests.

The dining room again of good proportions has a sliding patio doors to the rear garden and enjoys good natural light. A gas fire with slate surround is fitted and solid oak flooring. There is ample space to fit a large dining table, again, with some creativity, this room has great entertaining potential too.

The kitchen opposite has a multitude of wood effect wall and base units and granite effect worktops with fitted sink and space for hob and oven. There is an aspect over the rear garden and beyond taking in fine Lake views. Velux windows to roof add additional natural light and this sizeable room offers no end of potential and scope to become a fabulous family breakfast kitchen. The adjoining useful utility room has plumbing for a washing machine, wall and base units and a stainless steel sink. A door the side, leads to the garden.

To the first floor, you reach bedroom 1, with an original bay window providing a clear spectacular Lakeland view to the Lake and Fells, with dual aspect for additional natural light. This king-sized bedroom has the potential to become a fabulous space for privacy and relaxation.

Bedroom 2 also has clear Lake and fell views and is a generous double with space for furnishings. Bedroom 3 has an aspect to side garden with built in storage and is a smaller double room. Bedroom 4 is also a single, with a rear aspect.

The bathroom has a WC, wash basin and bath with electric shower over and vanity sink with storage below.

The shower room has a WC, shower and wall mounted mirror. Next to this is a useful eaves storage cupboard, housing the Worcester gas fired boiler and offering ample storage space.

Outside, the property benefits from a level plot with mature garden to the rear with superb views to the lake and ample space to create your own personalised haven, with a patio which could house outdoor furnishings, a garden shed and a path down to an additional, secluded area of the garden. Continuing down this path you enter the bottom of the garden which offers a great place to sit and relax and enjoy the Lake scenery and mountains beyond. A gated driveway offering space for 3/4



Kitchen



Bedroom 1



Outlook from bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

vehicles and an attached garage offers additional parking for 1 car or storage.

This property offers a blank canvas for any developer or family who wish to create their own personal have, with its original solid oak features, this home offers potential to become a fabulous forever home. With its elevation and expansive Lake Views, this house is a sought after gem in the heart of Bowness-on-Windermere. Don't miss this opportunity, book a viewing today.

Accommodation with approximate measurements:

Entrance Hall:

Reception room: 4.53 x 3.84m (14'10" x 12'6")

WC

Hallway

Living Room: 4.47 x 4.90m (14'7" x 16'0")

Dining Room: 3.99 x 4.33m (13'1" x 14'2")

Kitchen: 4.09 x 4.27m (13'4" x 14'0")

Utility: 3.64 x 1.99m (11'11" x 6'6")

Stairs to first floor

Bedroom 1: 4.01 x 4.92m (13'1" x 16'1")

Bedroom 2: 4.02 x 4.08m (13'2" x 13'4")

Bedroom 3: 4.01 x 2.80m (13'1" x 9'2")

Bedroom 4: 2.73 x 3.17m (8'11" x 10'5")

Bathroom

Shower Room

Garage: 2.92 x 5.85m (9'6" x 19'2")

Property Information:

Council Tax: Westmorland and Furness Council. Band G

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

Services: The property is connected to mains water, electricity and drainage with gas central heating.

Tenure: Freehold

Request a Viewing Online or Call 015394 44461



Rear garden and elevation



Elevated image



Drone Lake view



Bathroom



OS Plan

What 3 Words and Directions: [///jetliner.collision.chase](http://jetliner.collision.chase)

From Ellerthwaite Square, Windermere, continue down New Road towards Bowness. Pass the police station, continuing down the hill. On the right hand side as you enter the top of Bowness is a turning for Longlands Road. Keep right, and The Rectory is on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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online.



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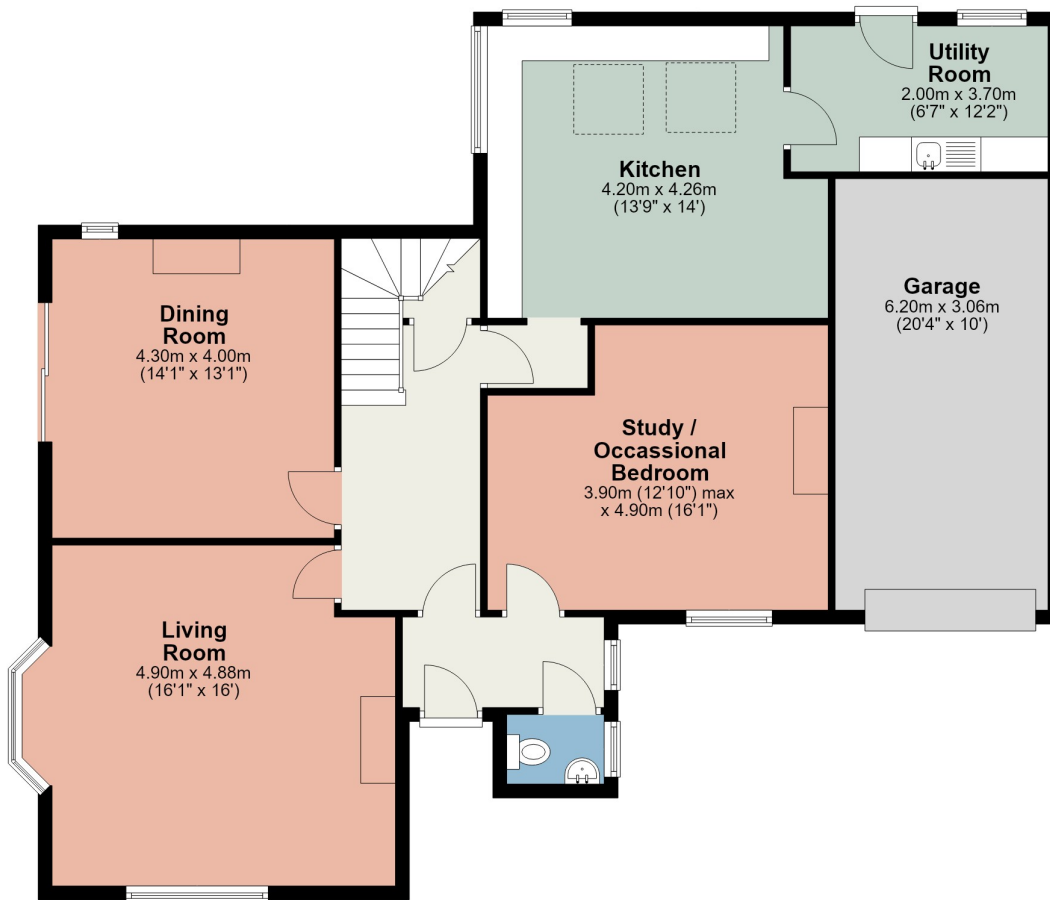


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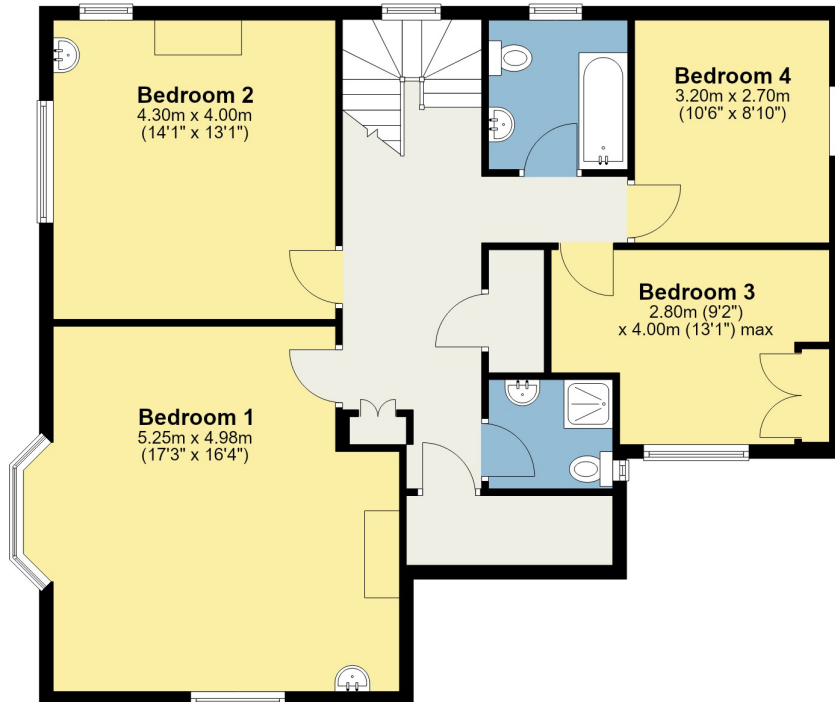
Ground Floor

Approx. 125.3 sq. metres (1348.4 sq. feet)



First Floor

Approx. 91.4 sq. metres (983.8 sq. feet)



Total area: approx. 216.7 sq. metres (2332.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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