

HACKNEY & LEIGH

Bowness on Windermere

£395,000

Bakery Cottage, Biskey Howe Road, Windermere, LA23 2JP

A well-proportioned three-bedroom holiday cottage in the heart of Bowness, ideally situated within easy walking distance of the village's popular bars, restaurants and shops. The property benefits from off-road parking and a garage and is offered with the potential to continue as a successful holiday let. Furniture, fixtures and fittings are available by separate negotiation.

Quick Overview

Well-proportioned three-bedroom holiday cottage

Fabulous central location in the heart of Bowness

Close to all shops and amenities

Furniture, fixtures and fittings available by separate negotiation

Cloakroom and house bathroom

Off-road parking for one vehicle together with a single garage providing

An ideal 2nd home/bolthole

Successful holiday let with potential to continue as a going concern

No upward

Ultrafast broadband available

Property Reference: W6405

3	2	1	EPC D	*Ultrafast Broadband Available*	*Parking for 1 car and Garage*



Living Room



Living Room



Dining Kitchen



Kitchen

The property is entered via an entrance hall, providing a practical space for coats and boots. Off the hallway is a useful ground floor cloakroom with WC and wash hand basin, also housing the gas central heating boiler.

The dual-aspect living room is bright and welcoming, with sash windows allowing an abundance of natural light to flood the room.

The spacious, triple-aspect dining kitchen is another light-filled room, offering ample space for a dining table and making it an ideal hub for family meals or entertaining. Fitted with contemporary red wall and base units complemented by grey concrete-effect worktops, the kitchen features an inset stainless steel sink with mixer tap. Integrated appliances include a Neff four-ring gas hob with stainless steel splashback and extractor hood, Neff gas oven, Neff dishwasher and Neff washing machine, while freestanding Indesit fridge and freezer are also included. The room is finished with a tiled floor and recessed ceiling spotlights.

Stairs rise to the first-floor landing, which provides access to the loft space, three bedrooms and the family bathroom.

The principal bedroom is a generous dual-aspect double room and the largest of the three. Bedroom two is a further double room, currently arranged as a twin, while bedroom three is a comfortable single room, ideal as a child's bedroom, guest room or home office.

The family bathroom is fitted with a modern three-piece white suite comprising a WC, pedestal wash hand basin and a P-shaped bath with chrome shower over. Additional features include a decorative inset mirror with shaver light, a white heated towel rail, recessed ceiling spotlights and part-tiled walls.

Externally, the property benefits from off-road parking for one vehicle and a useful single garage with an up-and-over door, providing additional storage or secure parking.

Accommodation (with approximate measurements)

Entrance Hall

Cloakroom

Living Room
13' 3" x 10' 7" (4.04m x 3.23m)

Dining Kitchen
17' 1" x 9' 7" (5.21m x 2.92m)

Stairs to First Floor

Request a Viewing Online or Call 015394 44461

Landing

Bedroom 1
10' 7" x 13' 4" (3.23m x 4.06m)

Bedroom 2
10' 7" x 9' 11" (3.23m x 3.02m)

Bedroom 3 8' 8" x 6' 8" (2.64m x 2.03m)

Bathroom

Garage 17' x 8' 3" (5.18m x 2.51m)

Property Information:

Services Mains gas, water, drainage and electricity. gas fired central heating to radiators and double glazed windows. Underfloor heating to ground and upper floor.

Tenure Freehold. Vacant possession upon completion.

What3words and Directions ///verve.gratuity.pops

Conveniently located only a short walk away from Bowness village centre and Lake Windermere. From the mini roundabout in Bowness proceed up the hill towards Windermere village bearing right after approximately 0.5 mile onto Biskey Howe Road and Bakery Cottage can be found a short way down the road on the right hand side.

Business Rates Westmorland and Furness Council - Rateable value of £3,100 with the amount payable of £1,519 for 2026. Small business rates relief may apply for new businesses/single premises, please contact Westmorland Furness Council for further information.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

Anti Money Laundering (AML) 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).



Bedroom 1



Bedroom 2



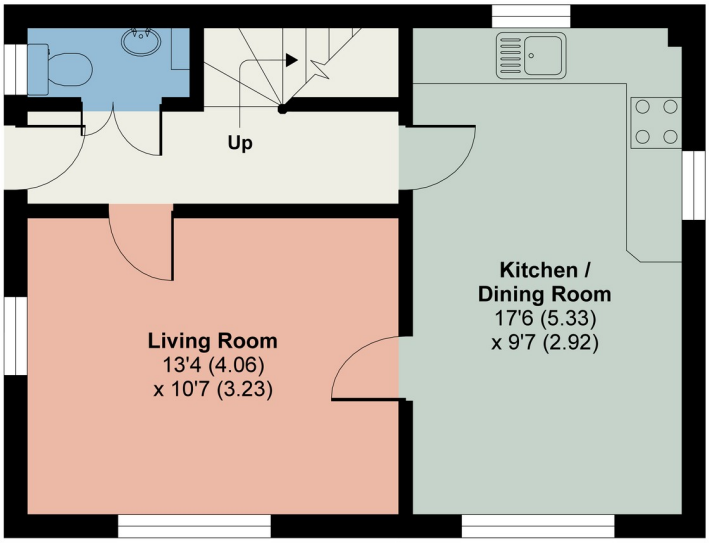
Bedroom 3



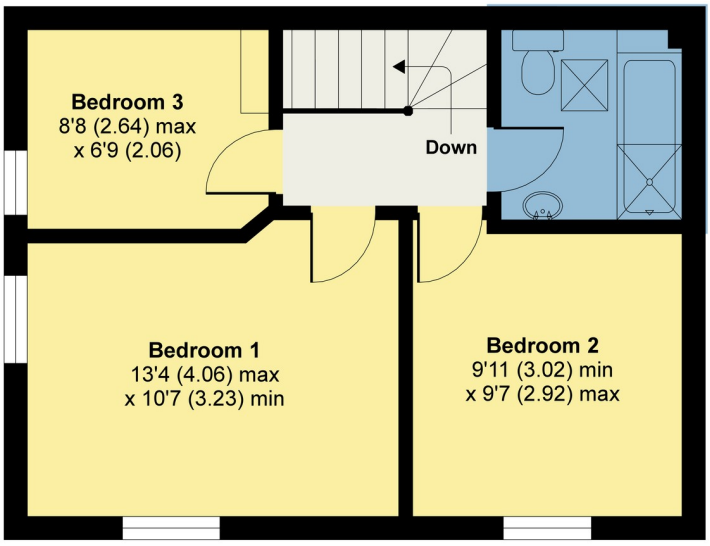
Bathroom

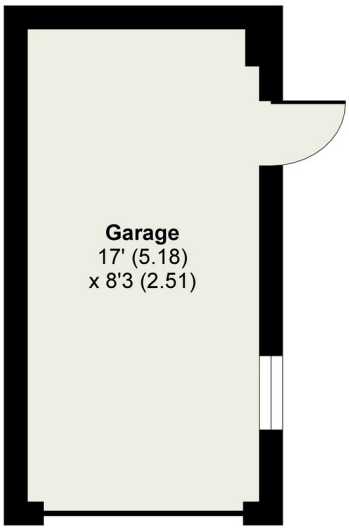
Biskey Howe Road, Windermere, LA23

Approximate Area = 822 sq ft / 76.4 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 963 sq ft / 89.5 sq m
For identification only - Not to scale



GROUND FLOOR





FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 749797

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Request a Viewing Online or Call 015394 44461