



Bowness-on-Windermere

£350,000

2a Lake View Villas, Bowness-on- Windermere, LA23 3BP

2a Lake View Villas is a beautifully presented 3 bedroomed 3 storey property with a versatile layout in the heart of Bowness-on-Windermere, yet tucked away with off road parking for 2 cars. A useful 'annexe area' on the lower ground floor makes this all the more desirable.

Quick Overview

- Well presented 3 Bedroom property
- Ideal second home or permanent residence
- Versatile 3 storey accommodation
- Well presented and neutrally decorated
- Close to shops, amenities and transport links
- Well maintained development
- Communal garden area
- Gas central heating and UPVC double glazing
- Parking for 2 cars
- Ultrafast broadband available



3



2



2



TBC



Ultrafast
broadband



Parking for 2 cars

Property Reference: W6422



Kitchen



Living room



Lower ground floor living area



Lower ground floor utility/kitchen

Stepping inside, you are welcomed by the hallway leading to both the living room to the right and kitchen to the left. The sliding wooden door into the living room living invites, with wood effect flooring, ample space for sofas and a wood burner with wooden mantel and slate surround to take advantage in the cooler winter months.

The kitchen offers another sliding wooden door upon entry, and is beautifully presented, with wood effect flooring and ample wall and base units. A Belfast style sink and mixer tap add style, and white tile splashbacks with white marble worktops. A Lamona 4 ring electric hob with extractor fan and oven, and a Peninsula breakfast bar to boast. Large windows with a side aspect offer ample natural lights, and paired with white shutters which add style. A concealed Lamona fridge and freezer, washing machine and dishwasher. A tasteful wood burner with slate surround adds character, and a wall length contemporary radiator to wall.

Downstairs is a fantastic versatile area and almost feels like a small flat. Descending into an open living area, with wood effect flooring and an original fireplace with stone surround and wooden mantle. Separate external access.

The adjoining utility/kitchen area offers base units and a sink with wood effect worktops. a 2 ring electric hob and extractor fan is useful. A compact but well designed space. There is a separate WC with wash basin and Vaillant gas fired boiler and tiled flooring. The third bedroom is of ample space with shower cubicle.

Up stairs to the 1st floor, bedroom 1 is a double, with a side aspect and built in wardrobe with an additional storage cupboard. Like the rest of the property, both bedrooms are finished nicely. Bedroom 2 is a double with a rear aspect, with built-in storage.

Down the hall is the bathroom, with wood effect flooring, WC and sink and a large shower with stylish tiling to walls.

Outside, this property benefits from a communal outdoor garden space to the front, maintained beautifully, this area gives residents the opportunity to sit and enjoy their quiet location, with Bowness's hustle and bustle only a short walk away.

Whether you desire a fabulous second home/ bolt hole, or a permanent residence in the heart of the Lakes, this property is perfect to tailor to your needs, with additional 'separate' living space for guests and allocated parking. Don't miss the opportunity to make this immaculate property your own, book a viewing today.

Accommodation with approximate measurements:

Entrance hallway:

Living room: 2.74 x 4.36m (9'0" x 14'3")

Kitchen: 3.93 x 3.90m (12'10" x 12'9")

Lower ground floor

Living area: 3.57 x 3.74m (11'8 x 12'3")

Utility/Kitchen: 1.71 x 1.79m (5'7" x 5'10")

WC

Bedroom 3: 2.40 x 3.95m (7'10" x 12'11")

1st floor:

Bedroom 1: 3.17 x 4.20m (10'4" x 13'9")

Bedroom 2: 3.59 x 3.08m (11'9" x 10'1")

Shower room

Property Information:

Council Tax: Westmorland and Furness. Tax Band C.

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 mains gas central heating

Tenure: Leasehold - Long leasehold for the residue of a 999 year lease from 1979, subject to an annual service charge for the shared maintenance responsibilities. There is a management company in place and a service charge of £1695.72 per annum which includes a £15 ground rent.

What 3 Words and Directions: ///motion.deranged.fussed
From Lake Road, continue towards Bowness-on-Windermere. Before Crag Brow, turn left onto Helm Road, and take the next left to turn onto Lake View Villas. 2a is on the left.

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).



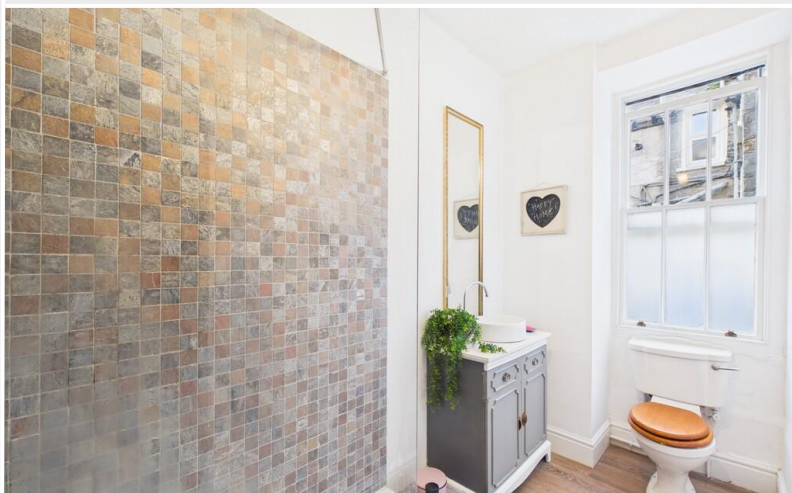
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Lower Ground Floor



Ground Floor



First Floor



Approximate total area⁽¹⁾
99.8 m²
1074 ft²

Reduced headroom
1 m²
11 ft²

(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.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 22/10/2026.