



## Bowness-on-Windermere

£265,000

3 Elim Mews, Bowness-on-Windermere, LA23 2JY

3 Elim mews is a 3 bedroom, mid-terrace house, a short walk to Bowness's centre and Lake Windermere. The property is a canvas for personalisation and features a useful integral garage. With amenities close-by, and a bus stop is just across the road, this house is ideal as a first home or permanent residence, with an opportunity to live in a quiet, cul-de-sac location with the heart of Bowness on your doorstep.

### Quick Overview

- 3 bedroom, mid-terrace house
- Close to amenities
- Opportunity to personalise
- Can be holiday let
- Ideal second home or permanent residence
- Convenient, peaceful location
- UPVC double glazing and gas central heating
- Attached single garage
- Allocated parking
- Superfast broadband available



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Superfast  
available



Allocated and  
single garage

Property Reference: W6369



Kitchen



Kitchen



Living room



Bedroom 1

As you enter into the entrance hall, the space is naturally bright. The configuration is unique as an upside-down house, with bedrooms 1 and 2 downstairs. Bedroom 1 is a double room with a rear aspect to garden, and bedroom 2, also a double with built in storage with a sliding door for ease, also with an aspect to rear garden. The bathroom is in good order, with marble effect tiles, a wall mounted towel heater, and a shower with seat/ledge. There are base cabinets and a wall mounted mirror too.

Under the stairs, a cupboard with shelving offers storage solutions, and continuing upstairs, you reach the Kitchen, bedroom 3 and the living room.

The living room to the right is sizable, with plenty of space for furnishings and belongings. The room acts as a canvas with no end of opportunities, featuring a wooden hearth and mantelpiece. The outlook from here is to the front of the property with a rooftop aspect.

The kitchen has granite effect worktops with cream wood-effect wall and base units, wood effect flooring and an outlook to rear garden. Decorative panelling features above a Cooke and Lewis oven, and other appliances include a Bosch electric hob and concealed extractor fan.

Bedroom 3 is a double, with fitted wardrobes, and outlook to the rear garden, and offers opportunity to personalise.

The garage is accessed from the outside, and holds space for 1 car and houses the Ideal gas boiler, and consumer unit.

This home offers all the benefits of size, space and opportunity to make your own combined with a central yet peaceful location. Don't miss the opportunity to make this home your own,

#### Entrance hall

**Living room:** 6.09 x 4.59m (19'11" x 15'0")

**Kitchen:** 2.66 x 2.37m (8'8" x 7'9")

**Bedroom 1:** 3.30 x 2.85m (10'10" x 9'4")

**Bedroom 2:** 3.30 x 2.60m (10'10" x 8'6")

**Bedroom 3:** 2.98 x 3.11m (9'9" x 10'2")

**Bathroom:**

**Garage:** 4.59 x 3.32 (15'06" x 10'7")

**Property information:**

**Services:** Mains gas, water, drainage and electricity.

**Tenure:** Leasehold- A remainder of a 999 year lease from 1976. Managed by Elim Mews management company, of which a purchaser will receive a share of 1/12<sup>th</sup> of the company. The 6 month charge from January to July 31st 2026 was £165.68. There is a quarterly service charge of £150.00.

**Council tax:** Westmorland and Furness. Band D.

**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.

**What 3 Words and Directions:** [///muted.sands.calculate](http://muted.sands.calculate)  
From Crescent Road, Windermere continue towards Bowness. Stay on Lake Road and pass the turning for Beresford Road on the left. Turn left at Elim Bank Hotel into Elim Grove, then bear left into Elim Mews. 3 Elim Mews is on the left hand side.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 1



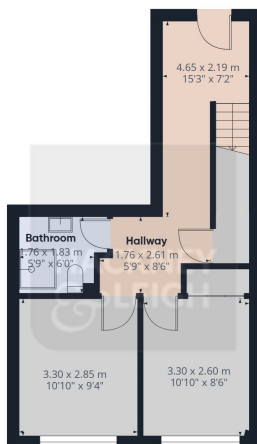
Bedroom 2



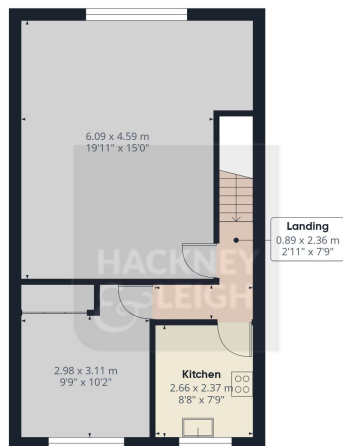
Bedroom 3



Bathroom



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
89.3 m<sup>2</sup>  
962 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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