



Boathouse 3

Windermere Marina Village, Bowness-on-Windermere, LA23 3BN

Guide Price £79,000

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

t 015394 47717

e sales@matthewsbenjamin.co.uk



Situation

Located on the popular Lake Windermere, Windermere Marina Village is on the fringe of Bowness-on-Windermere within easy reach of the amenities and has facilities on-site including The Marina View Restaurant & Bar and launching facilities.

Description

Boathouse no.3 is a mid-terrace block built unit, built in the 1960's in a row of just five. The boathouse was recently improved with a new metal roof and a new pontoon. This unit is therefore in good condition ready for immediate use. The boathouse with small walkway to both sides of the wet dock and winch controlled up and over door measures internally 24'11" x 13'2" with a wet dock of 23' x 9'4".

Directions

From our Windermere office proceed down to Bowness-on-Windermere and take the Newby Bridge road (A592), passing the turning right for the Ferry/Hawkshead take the next right turn into the Windermere Marina Village. To acquire entry to the marina by vehicle you will need to sign in at the main reception to get through the barrier. Follow the private road around to the right and continue right around the marina passing The bar & restaurant and all the Windward apartments/townhouses. The boathouse is located beyond the launching facilities on the row of Boathouses facing the marina entrance. No3 is numbered with parking available on in a nearby car parking area.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

Business Rates

The property has a Rateable Value of £1500.00 for 2025.

Tenure

The property is held in the residue of a 99 year lease which commenced 1st July 1962 subject to an annual ground rent of £0.50. In addition a supervision charge together with a maintenance contribution for the 2025/26 season of £153.75 is payable to Windermere Marina Village

