



17 Quarry Brow

Bowness, Cumbria, LA23 3DW

Guide Price £395,000

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Bowness, Cumbria

This impressive property, situated in the heart of Bowness, presents an excellent opportunity to acquire a second home or successful holiday let. Arranged over three floors, the ground level features a convenient double garage, ideal for storage and household essentials, with the added potential to be converted into an additional room, linked to the main house, such as a third bedroom or self contained annex. There is potential to extend to the side, this would be subject to gaining planning permission.

The main entrance is located on the first floor, which offers two double bedrooms and a family bathroom. The top floor comprises a bright and spacious open-plan kitchen and living area, creating an ideal social space for entertaining, with access to a small balcony boasting breathtaking views.

This comfortable townhouse-style property further benefits from parking for one to two vehicles to the front, along with a garden area to the side and rear. The lawn at the front is shared between all three properties, number 17 has use of this. Suitable for a wide range of buyers, the property would make a manageable second home, a permanent residence, or an attractive holiday let investment.

Located in the heart of Bowness village Quarry Brow is in a quiet peaceful location. It is only a few minutes' walk from a wide range of shops, restaurants, cafes and the lake shore at Bowness Bay. Boating facilities are also close by with Windermere Marina and Royal Windermere Yacht club on the doorstep. Quarry Brow is exceptionally located for guests that want to immerse themselves in local history at The World of Beatrix Potter Attraction or the Windermere Jetty Museum.



Accommodation

External ascending steps lead to front entrance.

Ground Floor

Garage

A practical double garage with an up and over door and wall units, plumbing for washing machine and tumble dryer, plus the electric meters.

First Floor

Entrance Hall

A convenient space with steps leading to second floor.



Bedroom One

A large double bedroom with double glazed window to the front aspect.

Bedroom Two

A second double bedroom with double glazed window to the rear aspect over looking the garden. Additionally, there is a built in under stairs cupboard.



Bathroom

A beautiful suite comprising of bath with shower over, WC and washbasin, fully tiled walls and flooring, heated towel rail and shaving point.

Second Floor

Stairs from the hallway lead up to the living area.



Open Plan Kitchen and Living Area

A spacious open plan living space on the top floor with ample space for sofa's as well as a dining area. A great benefit to this space are the sliding double glazed patio doors opening out onto the balcony, with spectacular views towards the Langdale Pikes. The kitchen area offers a range of wall and base units with one housing the emersion heater, stainless steel sink, Bush white cooker and hobs with extractor over and additional space for small freestanding fridge freezer.



Outside

To the front of the property is a private parking area for 1-2 vehicles. You could also park a car in the garage. Garden areas to the side and the rear of the property are also within the boundary. There is a lawn to the front which is shared between all three properties.

Services

Mains electric, drainage and water.

Tenure

Freehold

Business Rates

Rateable value of £2,650 effective from 1st April 2026. Currently on small business rate relief.

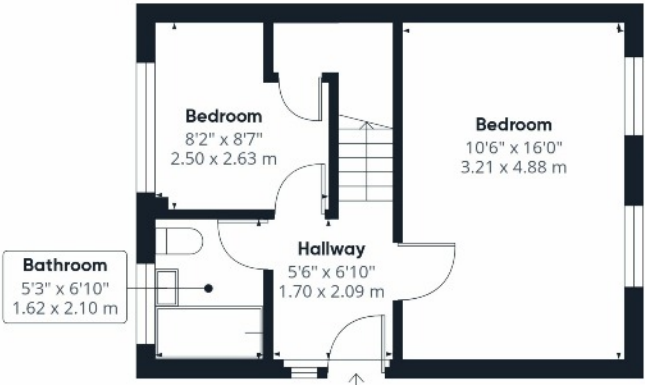
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

What3Words
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Floor 0



Floor 1



Floor 2

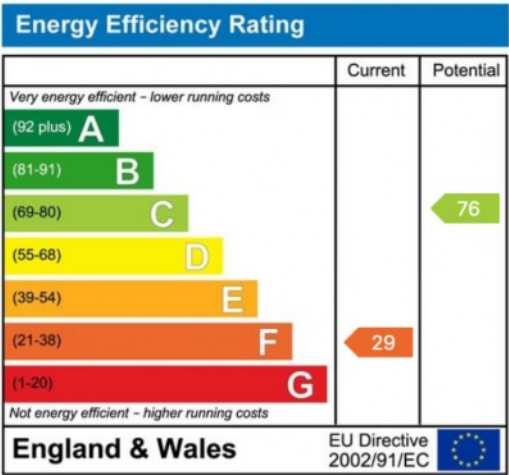


Approximate total area⁽¹⁾
1019 ft²
94.7 m²

(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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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.