



## Bowness-on-Windermere

£325,000

3 Bellman Close, Bowness-on-Windermere, Cumbria, LA23 3QP

3 Bellman Close offers the harmonious blend of modern beauty and tranquility for those seeking the peaceful lifestyle of the Lake District. Set in a quiet cul-de-sac and within close proximity to the amenities of Bowness On Windermere, this property benefits from having an extra long single garage and off road parking.

### Quick Overview

3 Bedroomed, first floor apartment

1 reception room, 1 bathroom, 1 en-suite shower room

Quiet cal-de-sac, peaceful location

Private balcony overlooking communal gardens

Can make 3rd bedroom into home office

Within close proximity to local amenities

In excellent decorative order

Ideal permanent home, holiday home or holiday let

Extra long single garage and off road parking

\*Ultrafast fibre broadband available



3



2



1



C



Ultra Fast  
Broadband



Extra long single  
garage and off  
road parking

Property Reference: W6211



Lounge



Dining Room



Kitchen



Bedroom 1

**Location:** Located in a quiet cul-de-sac, 3 Bellman Close is close to all amenities of Bowness and easy access to an array of shops, cafes, and restaurants or where you can enjoy leisurely strolls along the lakeside or explore the stunning countryside that surrounds this picturesque town.

From Windermere proceed along Lake Road to the centre of Bowness continuing straight across the mini roundabout towards Newby Bridge (A592) passing Bowness Bay on the right hand side. Continue for approximately two miles and upon passing the Storrs Hall Hotel, Bellman Close is the second turning on the left. Upon entering the development turn left and No 3 is situated on the first floor of the left hand back block of eight apartments with parking facilities and garage to the rear.

**Property Overview:** Enter through the communal hallway, up the stairs to the first-floor landing. No 3 welcomes you with a spacious hallway that leads into the heart of the home and houses two built in cupboards, one hosts the boiler and doubles up as an airing cupboard and the other is a storage cupboard for the utility items. The open-plan living and dining area is bathed in natural light, courtesy of large windows and a balcony with glass doors that offer views of the communal gardens. The living area hosts an electric log burner to take the chill out of the winter evenings.

The well-appointed kitchen boasts Bosch electric hob, extractor fan, oven and integral fridge/freezer as well as a Bosch dishwasher and space for your washing machine as well as providing ample storage space for all your dinging requirements, granite table tops complete this modern kitchen making meal preparation a delight.

The apartment features three bedrooms. Bedroom one benefits from built in cupboards as well as an en-suite shower room providing a touch of luxury and privacy. Bedroom two also provides built in cupboards and is flooded with light from the large windows, overlooking the garage and adjoining woodland. The third bedroom is versatile, ideal for family, guests, or even a home office. There is a family bathroom fitted with a Vitra pedestal and WC as well as a Grohe shower over bath shower.

A real benefit of this property is the extra long single garage, offering secure parking and additional storage space. This apartment at 3 Bellman Close is more than just a home; it's a lifestyle. Don't miss the opportunity to make it yours and experience the best of Lake District living.

**Accommodation: (with approximate measurements):**

**Entrance Hall:**

**Living/Dining Room:** 17' 1" max x 16' 1" max (5.21m x 4.9m)

**Kitchen:** 15' 10" x 9' 2" (4.83m x 2.79m)

**Bedroom 1:** 11' 1" x 10' 1" max (3.38m x 3.07m)

**Bedroom 2:** 11' 5" max x 11' 0" (3.48m x 3.35m)

**Bedroom 3:** 10' 2" x \*9' 0" (3.1m x NaNm)

**Bathroom:**

**Property Information:**

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

**Tenure:** Leasehold for the residue of a 999 year lease from 1st August 1989. The Management Company is responsible for the external repair, maintenance, garden, lighting and cleaning to communal parts and buildings insurance. The overall payment for 2024/25 is £2,050, which includes the ground rent and is paid in 2 instalments.

**Council Tax:** Westmorland and Furness Council - Band D.

**Viewings:** Strictly by appointment with Hackney & Leigh.

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

**What3Words:** ///surpassed.voices.hunt

**Mobile Coverage:** EE, Three, O2 & Vodafone - Limited

**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 2



Bedroom 3



Balcony/Patio



Communal Garden

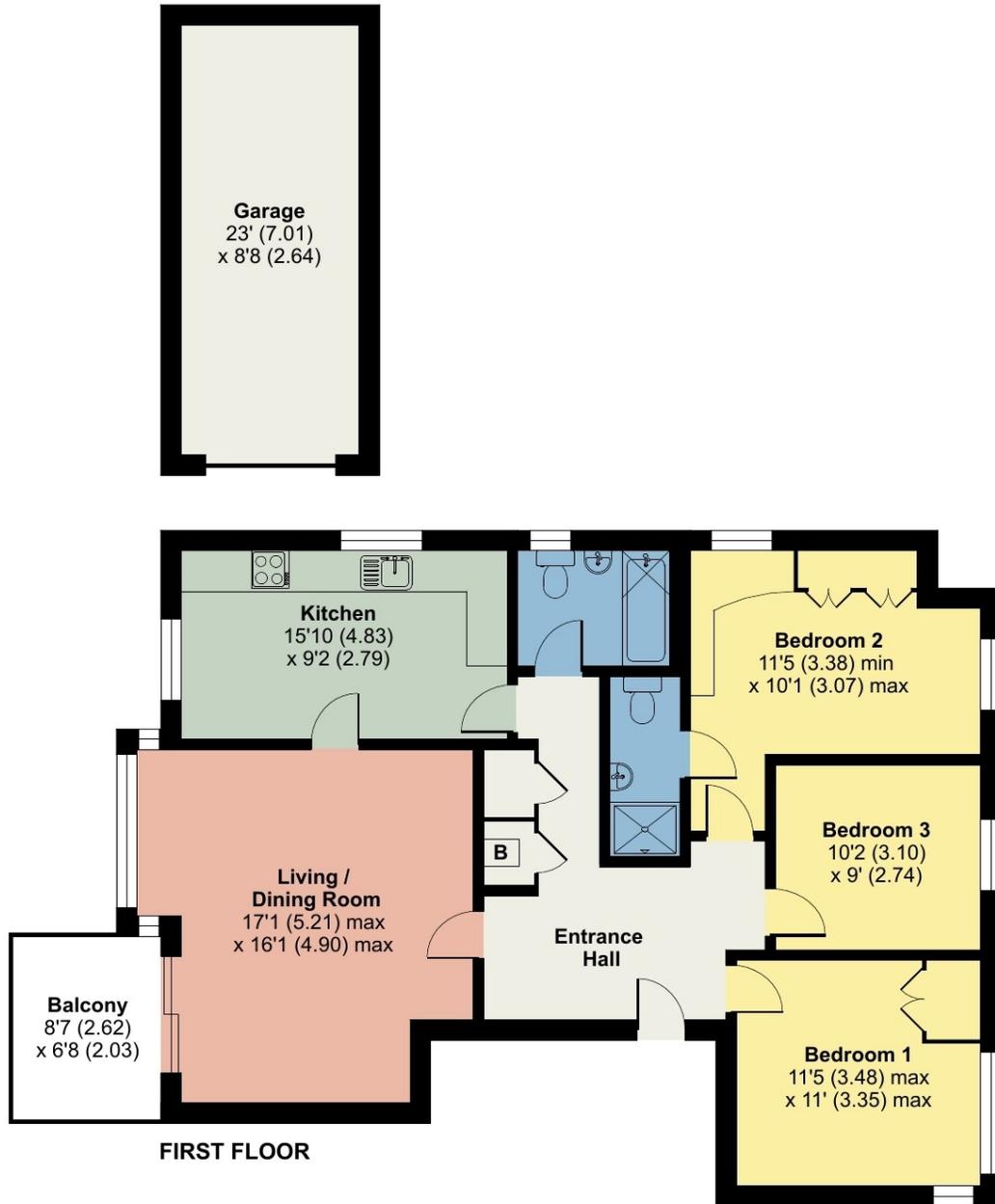
### 3 Bellman Close, Bowness-on-Windermere, LA23

Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1250 sq ft / 116.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hackney & Leigh. REF: 1267403

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