



Bowness-on-windermere

£375,000

Angel Loft, 1 Wordsworth Court, Brantfell Road, Bowness-on-Windermere, LA23 3EG

This is an extraordinary conversion of a former school where history meets contemporary elegance at Angel Loft. This unique property defies convention as a mere one-bedroom home, offering an expansive floor space over two floors, balconies offering superb views and a stylish replacement shower room. No upward chain!

Quick Overview

- Traditional cottage
- Imaginative conversion
- Generously proportioned Bedroom
- Spacious open plan living area
- Contemporary shower room
- Gas central heating and double glazing
- Character features
- Off road parking allocated
- Wonderful rooftop views to Lake Windermere
- Superfast broadband available



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Superfast available



Allocated parking for 1 vehicle

Property Reference: W6291



Living Room



Living Room



Kitchen area



Outlook

Upon entering the ground floor, you are greeted by an entrance hall which has cleverly used the space to incorporate storage. This then opens into the superbly designed bedroom, which is well proportioned offering dressing space to include quality built in wardrobes and dressing table area. Its generous dimensions also include a relaxation area! The recently upgraded shower room is modern luxury, featuring stylish fittings, large walk in shower and the added comfort of underfloor heating, ensuring a warm welcome whatever the temperature.

Ascend to the heart of the home, where a large open-plan living space with vaulted ceiling creates an airy, light-filled room that is perfect for both relaxation and entertaining. The room is further enhanced by not one, but two balconies, each offering a unique vantage point to enjoy the beautiful lake and fell views. A kitchen space is defined by a breakfast bar area and offers a range of units, worktop space and integrated appliances. An adjacent utility/cloakroom provides additional convenience and storage solutions.

This attractive stone built cottage is more than just a home; it is a statement of imaginative design. Currently a successful holiday let, this a lifestyle business, a great lock up and leave or well positioned permanent residence.

Accommodation: (with approximate measurements)

Ground Floor Entrance Hall:

Bedroom 24' 8" x 11' 3" (7.54m x 3.45m)

Shower Room:

Open Plan Living Space: 24' 10" x 14' 8" (7.57m x 4.48m)

Utility/Cloakroom

Parking: Residents' allocated parking to the rear.

Property Information

Services: Mains water, mains drainage, mains electric and mains gas.

Tenure: Freehold

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.

What3words & Directions: ///corrupted.composed.acute
From the mini roundabout in the centre of Bow ness village take the road towards St Martins Church turning left into Kendal Road and left again into Brantfell Road. Take an immediate left into the Wordsworth Court development and No 1 is the last property on the right.

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



Shower room



Bedroom

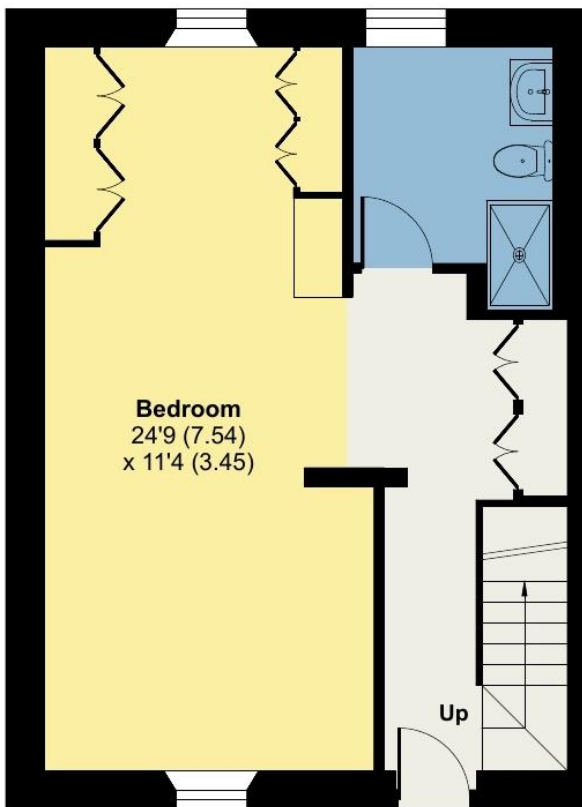


Bedroom

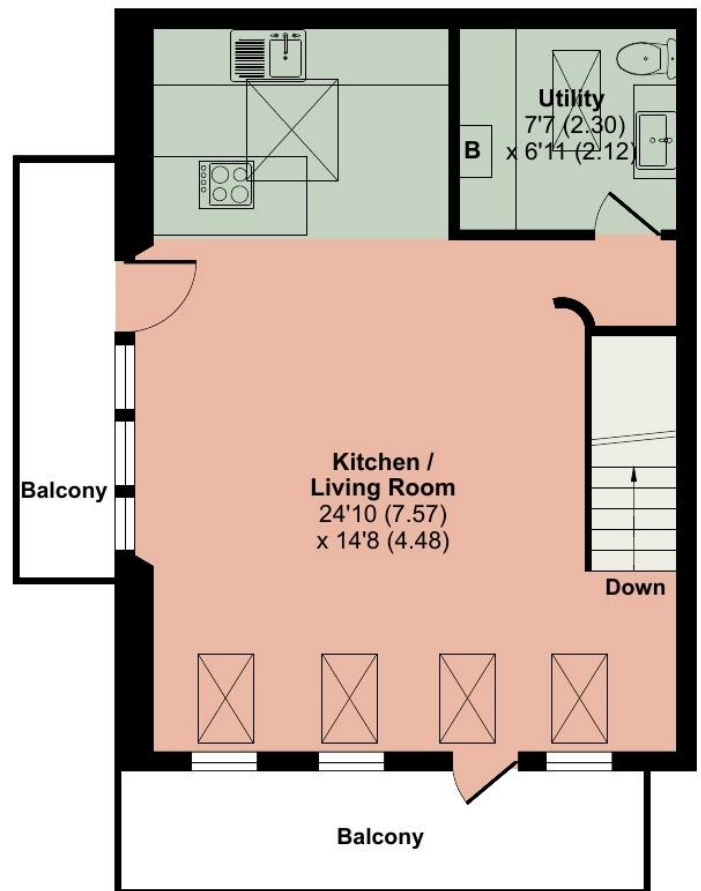
1 Wordsworth Court, Brantfell Road, Bowness-on-Windermere, LA23

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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