



Corner Cottage, Bowland Bridge  
£775,000



## Corner Cottage

Bowland Bridge, Grange-Over-Sands

Tucked away in a peaceful rural setting, this charming 16th-century detached cottage enjoys far-reaching countryside views and a desirable south-facing aspect. Located among a small cluster of cottages, it offers both tranquillity and a sense of community, with a one-acre meadow opposite included in the sale.

The property features two cosy reception rooms, each with a log burner, a beautifully extended kitchen blending character with modern convenience, and a separate dining room. Additional ground floor benefits include a W.C., laundry room, and useful storage.

Upstairs offers three double bedrooms and a further single, along with a family bathroom, separate shower room, and W.C. High-speed fibre broadband is available.

Externally, there are well-established front and rear gardens, a patio ideal for entertaining, outbuildings, and a striking monkey puzzle tree. The property also benefits from a private borehole, off-road parking for multiple vehicles, and no onward chain.

A rare opportunity to acquire a characterful home with land in a picturesque and unspoilt location.

## GROUND FLOOR

LIVING ROOM 14' 1" x 12' 7" (4.30m x 3.84m)

OFFICE 7' 7" x 7' 4" (2.30m x 2.23m)

DINING ROOM 11' 4" x 10' 5" (3.46m x 3.17m)

INNER HALLWAY 10' 7" x 2' 9" (3.23m x 0.84m)

HALLWAY 7' 5" x 7' 4" (2.27m x 2.23m)

LAUNDRY ROOM 10' 5" x 5' 4" (3.18m x 1.62m)

BOILER/PUMP ROOM 7' 6" x 7' 1" (2.28m x 2.16m)

WC 5' 5" x 3' 11" (1.64m x 1.19m)

LIVING ROOM 14' 11" x 14' 1" (4.54m x 4.29m)

KITCHEN 18' 3" x 10' 11" (5.56m x 3.32m)

## FIRST FLOOR

LANDING 15' 8" x 5' 6" (4.78m x 1.68m)

SHOWER ROOM 5' 5" x 4' 7" (1.64m x 1.39m)

WC 5' 6" x 5' 5" (1.67m x 1.66m)

BEDROOM 13' 6" x 9' 0" (4.11m x 2.75m)

BEDROOM 9' 11" x 8' 4" (3.01m x 2.54m)

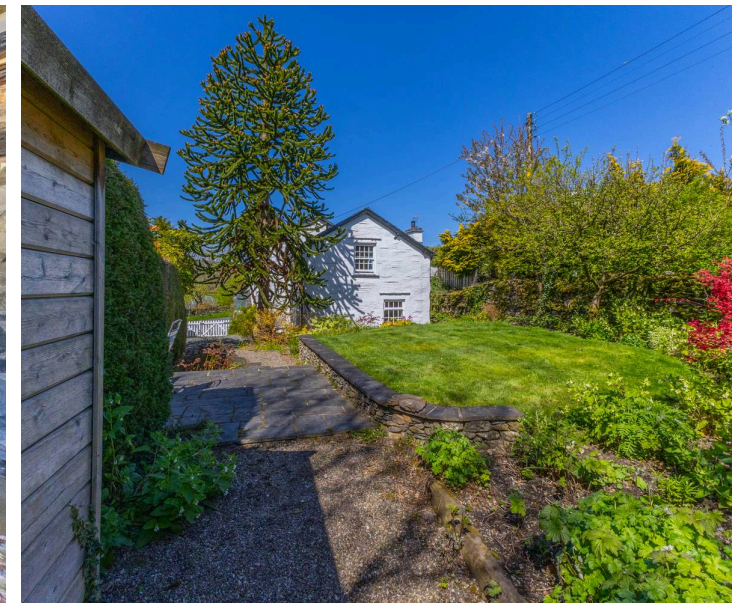
BEDROOM 14' 2" x 11' 9" (4.33m x 3.57m)

CUPBOARD 5' 2" x 3' 0" (1.58m x 0.91m)

BEDROOM 12' 2" x 6' 1" (3.70m x 1.85m)

WC 5' 1" x 3' 6" (1.54m x 1.06m)

BATHROOM 8' 3" x 7' 11" (2.52m x 2.42m)





**COUNCIL TAX BANDING** currently Band F  
**EPC RATING** E

**SERVICES**

Mains electric, septic tank (recently tested), oil central heating, LPG gas for cooking, private borehole for this property.

**TENURE: FREEHOLD**

**IDENTIFICATION CHECKS**

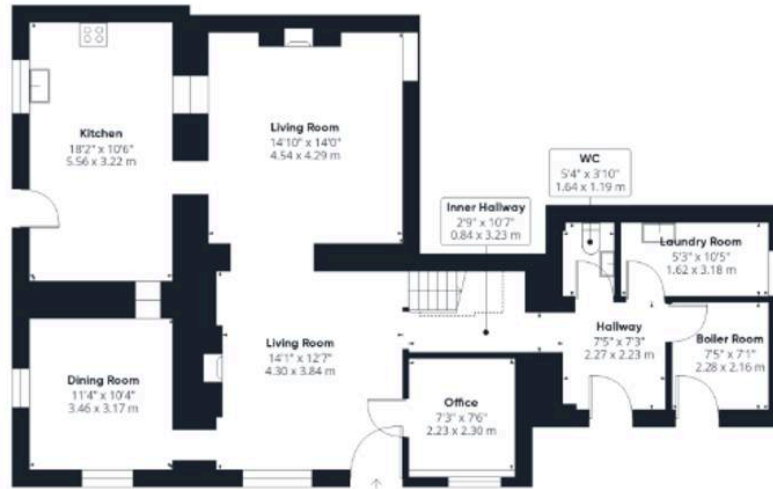
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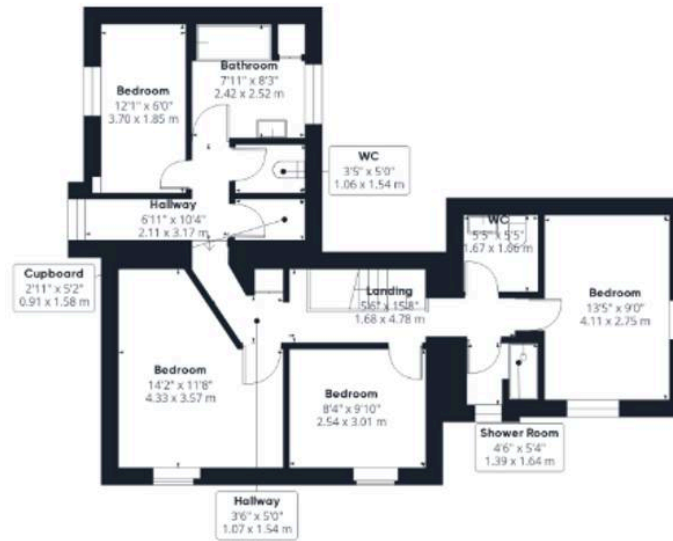








Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

1693 ft<sup>2</sup>  
157.3 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

[1] Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**THW Estate Agents**

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

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