

Bowness on Windermere

£765,000

Millgarth, 1 Old Mill Crescent, Bowness-on-Windermere, LA23 3QR

Positioned in a cul de sac within an exclusive residential area just moments from the picturesque surroundings of Storrs Park, modest lake views and overlooking fields to the rear, this well presented, detached family home offers the perfect balance of tranquillity, style and convenience. Surrounded by beautiful countryside and generous gardens, the property provides a peaceful retreat while remaining within easy reach of the vibrant amenities of Bowness-on-Windermere.

Quick Overview

Family home in prestigious location
4 bedrooms, shower room and bathroom
Generous and contemporary dining kitchen
Neutral decor throughout
UPVC Double glazing and gas central heating
Balcony from Kitchen and Living Room
Superb, rear countryside views
Spacious, mature gardens
Large garage and driveway
Ultrafast broadband available*



4



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1



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Ultrafast
available



Large garage and
driveway

Property Reference: W6394



Living Room



Balcony view



Kitchen/dining area



Kitchen/dining area

Presented throughout in a contemporary neutral palette, the home has been thoughtfully upgraded to create bright, welcoming living spaces that are ready to move straight into. The stylish fitted kitchen and 4 bedrooms, provides an ideal setting for everyday family life and entertaining, complemented by modern, living room and well-appointed bathrooms finished to a high standard.

Steps lead to the composite front door and beyond into a split level entrance hall with open tread stairs to the upper and lower levels of accommodation. The upper level landing takes you to the main reception areas, the Living Room being an impressively light filled room having both a window to rear and UPVC double glazed door leading out to one of the property's standout features, the delightful rear balcony, where elevated views across the surrounding countryside create the perfect place to relax and enjoy the peaceful setting.

Adjacent the spacious, triple aspect kitchen dining area is a fantastic room for gatherings and family life. With defined open plan spaces for formal dining and cooking with underfloor heating and attractive wood effect flooring throughout. There is a range of contemporary high gloss wall and base units with pantry cupboard, granite worksurfaces including the peninsular breakfast bar area and matching upstands. There is an inset Quartz sink unit, 4 ring induction hob with glass splashback and extractor above. Further built in appliances include a Bosch double oven, NEFF dishwasher and larder fridge freezer. There is great natural light from sliding double glazed patio doors leading to the balcony area and a further window to side and rear.

Bedroom 1 is located at this level and offers a large range of built in bedroom furniture. Being sizeable there is a dual aspect with lovely countryside outlooks and window seat. The shower room has high quality fittings and includes a large walk in shower with rainfall shower head and attachment, vanity wash basin and WC. Complementary tiling to walls and floors, window and extractor.

Located at ground floor, there are 3 bedrooms, bathroom and access to the garage. Bedroom 2 is a spacious double room again, enjoying a dual aspect over the gardens and good range of built in bedroom furniture. Bedrooms 3 and 4 located adjoining are very similar in size and have numerous uses, including child's bedrooms, study/hobbies room etc. Both have a rear garden aspect. The bathroom has high quality fittings including a P shaped bath with shower over, wall mounted wash basin, WC and tiling to walls and floor. Window and extractor.

The well proportioned garage with up and over door and power and light is plumbed for a washing machine and fitted with a Butlers style sink. Wall mounted gas fired boiler and access to the rear garden. A perfect place for storage or extending living accommodation (subject to consents).

Outside, the generous, mature gardens offer an abundance of space for outdoor dining and enjoyment being in main lawned with mature shrubs plants and trees to borders and a patio area. Boasting backing on to open fields, the property is framed by the natural beauty of the Lake District countryside. The front driveway offers parking for up to 3 vehicles.



Bedroom 1



Shower Room



Entrance Hall



Bedroom 2



Bathroom



Bedroom 3

Despite its idyllic location, the property is only a short drive from the heart of Bowness-on-Windermere, where an excellent selection of independent shops, cafés, bars and restaurants await. Superb transport links also make the area ideal for commuters, holiday homeowners and those seeking a permanent residence in one of the Lake District's most desirable locations.

Accommodation: (with approximate measurements):

Entrance Hall:

First Floor landing:

Living Room: 16' 1" x 11' 4" (4.9m x 3.45m)

Dining Kitchen: 17' 11" x 14' 9" (5.46m x 4.5m)

Bedroom 1: 17' 11" x 7' 11" (5.46m x 2.41m)

Shower Room:

Ground Floor hallway:

Bedroom 2: 17' 10" x 9' 11" (5.44m x 3.02m)

Bedroom 3: 11' 5" x 7' 11" (3.48m x 2.41m)

Bedroom 4: 11' 5" x 7' 11" (3.48m x 2.41m)

Family Bathroom:

Garage: 18' 1" x 15' 0" (5.51m x 4.57m)

Property Information:

Services: Mains water, drainage, gas and electricity. Double glazed windows and gas fired central heating to radiators.

Material Information: N.B We are advised that the property cannot be a holiday let business.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band G

The 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 Windermere Sales Office.

What3Words and Directions: [///happening.mason.gasping](http://happening.mason.gasping)
From Bowness village travelling South on the A592 Newby Bridge Road proceed for approximately 1 mile passing the sign to Kendal and continue for approximately 3/4 a mile. Just after reaching Storrs Hall there is a turning on the left to Old Mill Crescent proceed and bear left and the property is on the left hand side.

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



Main external



Patio



Balcony view



Rear garden



OS Plan

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).

Meet the Team

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