



29 & 30 Boathouse
Windermere Marina Village | Bowness-on-Windermere | LA23 3BN

 FINE & COUNTRY



Welcome to 29 & 30 Boathouse

If you like nothing better than being close to the water and surrounded by the sights and sounds of marina life, then this exceptional property could be exactly what you are looking for. Situated within the highly prestigious Windermere Marina, 29 & 30 Boathouse is a truly unique and beautifully presented residence that has been thoughtfully transformed from two separate apartments into one outstanding, spacious home. While now configured as a substantial single residence, the layout offers the flexibility to be relatively easily reinstated as two individual one-bedroom apartments, should a future owner wish to do so.

The result is a three-bedroom, three-bathroom property offering generous and versatile accommodation finished to an exceptional standard throughout. The heart of the home is an impressive open-plan living, dining and kitchen space, perfectly designed for modern living and entertaining. This contemporary interior is flooded with natural light and features high quality fixtures and fittings, creating a stylish yet comfortable living environment.

Completing the property is two highly desirable wet docks beneath the boathouse, ideal for boating enthusiasts, together with two private parking spaces directly outside.

Whether you are seeking a luxurious permanent residence or an idyllic second home in one of the Lake District's most sought-after marina settings, the property offers an exceptional opportunity to enjoy a unique waterfront lifestyle in an unrivalled location.

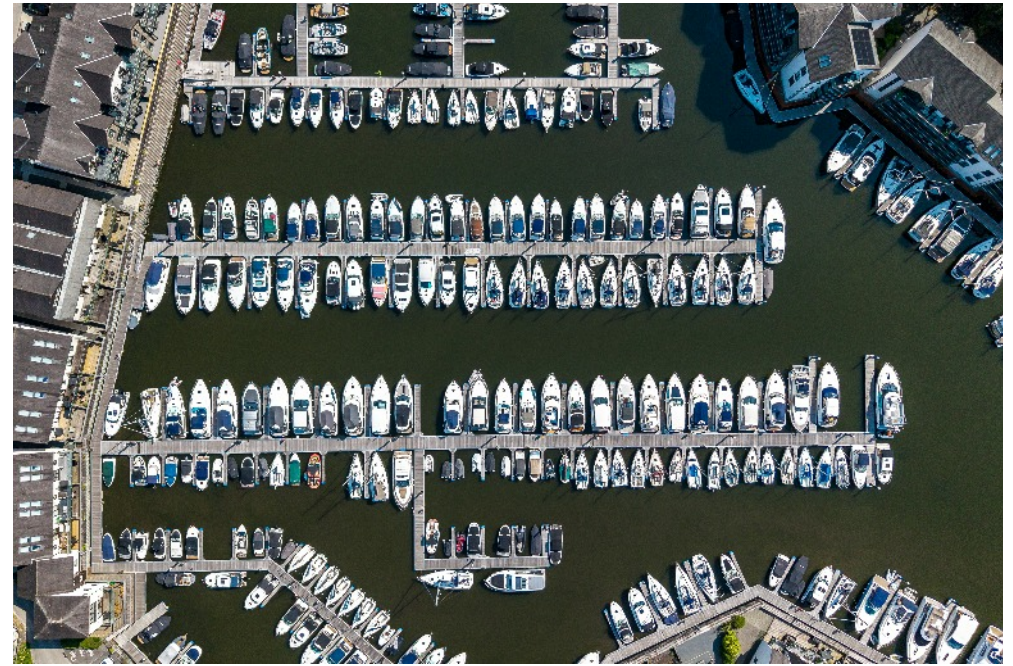


Location

Windermere Marina Village enjoys an enviable setting on the shores of Lake Windermere, in the heart of the Lake District National Park. One of the UK's premier inland marinas, it offers an exceptional waterfront lifestyle with direct access to England's largest natural lake, making it the perfect base for boating, sailing and a wide range of watersports.

The popular villages of Bowness-on-Windermere and Windermere are both within easy reach, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities. The area is also home to a wealth of attractions, including the World of Beatrix Potter, Blackwell Arts & Crafts House, scenic lake cruises and an abundance of walking and cycling routes through the surrounding fells and countryside.

Despite its peaceful setting, the marina is well connected, with Windermere railway station providing links to the West Coast Main Line and the M6 motorway within easy reach, making this an ideal location for both permanent residence and second-home ownership.







Step inside

You are immediately welcomed by a bright and elegant interior where thoughtfully designed spaces flow effortlessly from one room to the next. Large windows and glazed doors maximise the abundance of natural light, while the ever changing views across the marina provide a stunning backdrop throughout the home.

The impressive open-plan living, dining and kitchen area forms the heart of the property, creating a sociable space equally suited to relaxed everyday living and entertaining family and friends. The well-appointed kitchen blends seamlessly with the living space, while doors open directly onto the generous double balcony, inviting you to enjoy morning coffee, al fresco dining or simply watch the boats come and go.

The principal bedroom is a peaceful retreat, benefitting from its own contemporary en-suite bathroom and direct access to the balcony, allowing you to wake each morning to uninterrupted marina and lake views. Two further spacious double bedrooms are served by beautifully finished bathrooms, providing comfortable and flexible accommodation for family and guests.



Step outside

Stepping outside, the exceptional waterfront setting truly comes into its own. Overlooking the bustling marina with views towards Lake Windermere, this is a wonderful place to relax and soak up the ever-changing scenery, from the gentle movement of boats to the surrounding Lakeland fells beyond.

A particular highlight of the property is the two private wet docks beneath the boathouse, offering direct access to the lake and making this an ideal home for boating enthusiasts or those wishing to embrace life on the water. For added convenience, the property also benefits from two private parking spaces situated directly outside.



FURTHER INFORMATION

On the Road

Bowness on Windermere	1 mile
Windermere	2.3 miles
Ambleside	6.4 miles
Ulverston	15.3 miles
Kendal	8.7 miles
Transport links	
M6 J36	15.6 miles
Oxenholme railway station	12.2 miles
Windermere railway station	2.4 miles
Manchester airport	90.2 miles
Liverpool airport	86.3 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](https://www.nationalrail.co.uk) for further details.

1 hr, 14 mins	Manchester (Picadilly)
2 hrs, 47 mins	London (Euston)
2 hrs, 4 mins	Edinburgh
13 mins	Lancaster

Directions

what3words [///prepare.vans.gathers](https://www.what3words.com/prepare.vans.gathers)

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, water and drainage.

Council Tax Band

Westmorland and Furness Council - band C

Tenure

Freehold

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Places to visit

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck

World of Beatrix Potter attraction, Bowness on Windermere

Blackwell - the Arts & Crafts house, Bowness on Windermere

Windermere Jetty Museum, Bowness on Windermere

The Brockhole Lake District Visitor Centre, Windermere

Live theatre - The Victoria Wood Theatre and The Royalty Cinema in Bowness on Windermere and The Brewery Arts Centre in Kendal

Cinema - Zeffirellis and Fellinis in Ambleside and The Brewery in Kendal

Grizedale Forest - events, music and arts.

Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and Coniston (Coniston Sailing Club)

Spa and pools at several local hotels

Golf clubs at Windermere, two in Kendal, Grange over Sands, Ulverston and Barrow in Furness

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses

Places to eat

Informal dining, cafes and pubs

Marina View Restaurant, Windermere Marina

Giddy Goose at The Rybeck Hotel

Boardwalk, Baha & Base Pizza, all in Bowness on Windermere

Café Italia, Francines, Tapios, San Pietro and Homeground, all in Windermere

The Punch Bowl, Crosthwaite

The Black Labrador, Underbarrow

The Hare and Hounds Inn, Bowland Bridge

The Masons Arms, Strawberry Bank

The Brown Horse, Winster

Special occasions

Heft, High Newton

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, both in Cartmel

The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside

Forest Side Hotel, Grasmere

Great walks nearby

The Windermere Way is a 45 mile circuit of Windermere. The route takes in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

Within the National Park there are 214 Wainwrights fells to conquer and some lower-level walks around Bowness and Windemere such as Brantfell, Post Knott, School Knott and Orrest Head.

Schools

Primary

Ambleside CoE Primary School

Goodly Dale Community Primary School

St Martin's and St Mary's CoE Primary School

St Cuthbert's Catholic Primary School

Windermere School (Independent)

Secondary

The Lakes School, Troutbeck Bridge

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Windermere School (Independent)

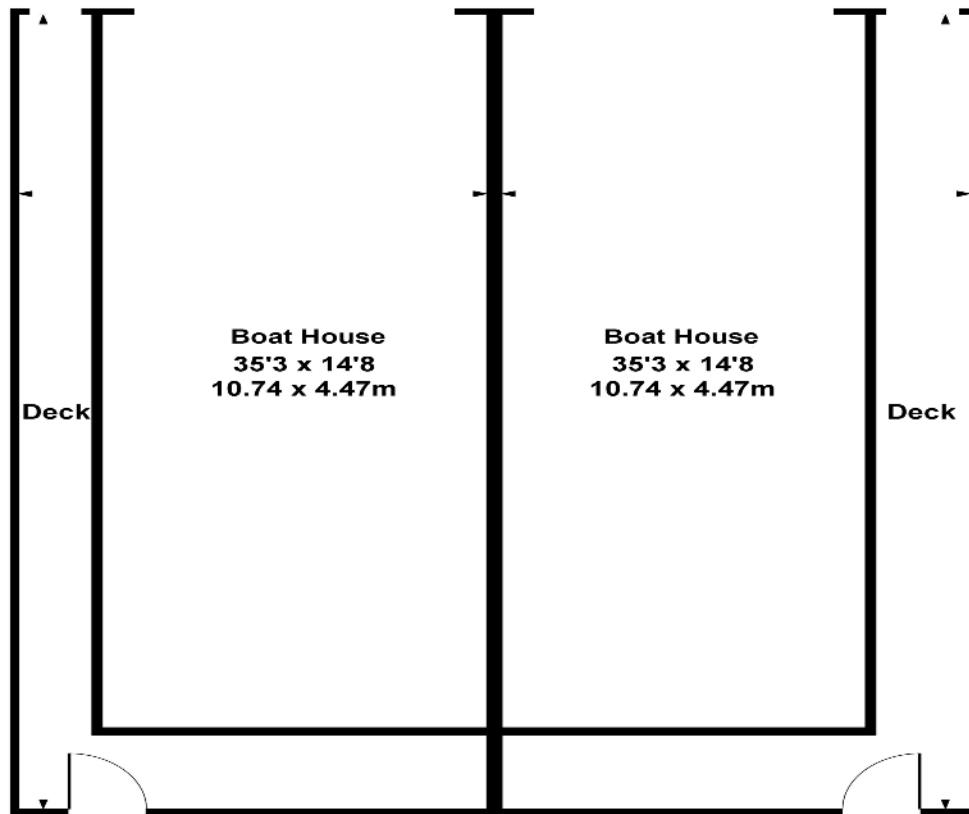
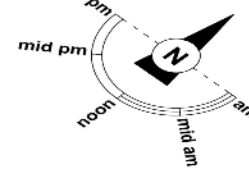
Further Education

Kendal College

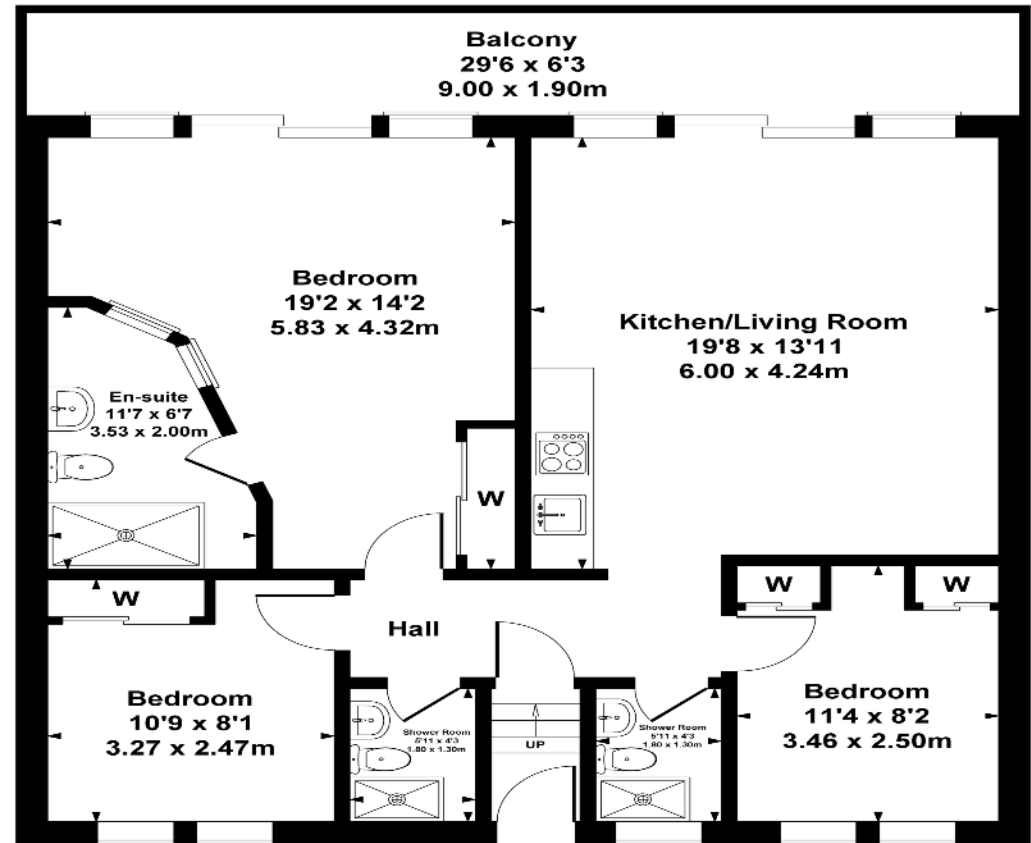
University of Cumbria (Ambleside and Carlisle campuses)

Boathouse

Approximate Gross Internal Area 904 sq ft - 84 sq m
(Excluding Ground Floor)



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Lens Media Ltd. 2026

Agents Notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	53	66
	EU Directive 2002/91/EC	

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals. Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated, courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

Fine & Country Lakes & North Lancs
Tel: 01539 733500
sales@fineandcountry-lakes.co.uk

