

7 Brantfell Walk, Bowness-On-Windermere

£640,000

Your Local Estate Agents ThomsonHaytonWinkley



7 Brantfell Walk

Bowness-On-Windermere, Windermere

This unique opportunity comprises **two modern detached homes** set within an elevated and peaceful cul-de-sac in the heart of Bowness-on-Windermere, just minutes from the shores of Windermere. Enjoying the largest plot within this exclusive development, the properties offer flexibility for multi generational living, and has recently been granted approval to be fully subdivided and used independently.

Number 7 is a well presented three bedroom detached home offering spacious, modern living. The ground floor features an L-shaped open plan kitchen, dining and living space, creating a bright and sociable hub of the home, alongside a useful utility room and WC. Upstairs are three double bedrooms, including a principal bedroom with en-suite, together with a family bathroom. The property benefits from double glazed anthracite framed windows and gas central heating throughout.

The Annexe is a stylish, fully self contained one bedroom detached property, ideal for guests, income potential or independent living. It offers an open plan L-shaped kitchen, dining and living space filled with natural light, with a striking four metre bi-fold door opening onto a generous balcony enjoying views towards the Lakeland fells. The annexe has its own private entrance and complete independence from the main house.

Externally, the property includes a garage, carport and additional off road parking, along with a raised rear garden featuring lawn and a paved seating terrace. Positioned within easy reach of Bowness village, with its range of shops, restaurants, schools and transport links.

- Detached three bedroom home in the heart of Bowness
- One bedroom annex above the garage with balcony, ideal for multi-generational living
- Open-plan kitchen, dining, and living space with integrated appliances
- Spacious lounge with plenty of space to unwind and dining area perfect for entertaining
- Utility area and downstairs WC for practical everyday living
- Three bedrooms upstairs, including a master suite with en-suite, plus family bathroom
- Rear garden with lawn, patio, greenhouse and shed, plus side garden
- Off-road parking for four cars, car port and garage
- Front facing views and close to Bowness amenities
- Cumbria wide local occupancy restriction applies

From the Crook Road (B5284), turn onto Kendal Road and follow it until you reach Brantfell Road. Turn right onto Brantfell Road and continue to the top. Turn left onto Brantfell Walk and number 7 can be found in the middle on the right. what3words: ///extremely.springing.busters

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

PLEASE NOTE - The property is subject to a Cumbria wide occupancy clause, further information is available upon request from our Windermere office.

House Council tax band E. Annexe Council tax band A. House EPC rating C. Annexe EPC rating D.









KITCHEN/LIVING AREA
24′ 6″ x 23′ 0″ (7.46m x 7.01m)

HALLWAY
15′ 4″ x 6′ 2″ (4.67m x 1.87m)

UTILITY ROOM
10′ 3″ x 6′ 5″ (3.13m x 1.95m)

WC
6′ 10″ x 3′ 3″ (2.09m x 0.99m)

LANDING
15′ 4″ x 6′ 2″ (4.67m x 1.87m)

BEDROOM 1
16′ 4″ x 11′ 10″ (4.99m x 3.60m)

ENSUITE BATHROOM
10′ 5″ x 6′ 5″ (3.18m x 1.96m)

BEDROOM 2
12′ 6″ x 12′ 5″ (3.82m x 3.78m)

BEDROOM 3
10′ 3″ x 9′ 0″ (3.12m x 2.74m)

BATHROOM
7′ 5″ x 7′ 0″ (2.26m x 2.13m)

ANNEXE KITCHEN/LIVING AREA
16′ 11″ x 14′ 5″ (5.15m x 4.39m)
L Shaped Kitchen, dining, lounge 5.35m x 8.05m max

ANNEXE BEDROOM
14′ 7″ x 8′ 11″ (4.45m x 2.71m)
3.4 meters into the wardrobe.

ANNEXE BATHROOM
7′ 10″ x 6′ 5″ (2.39m x 1.96m)

GARAGE
15′ 7″ x 9′ 2″ (4.74m x 2.79m)

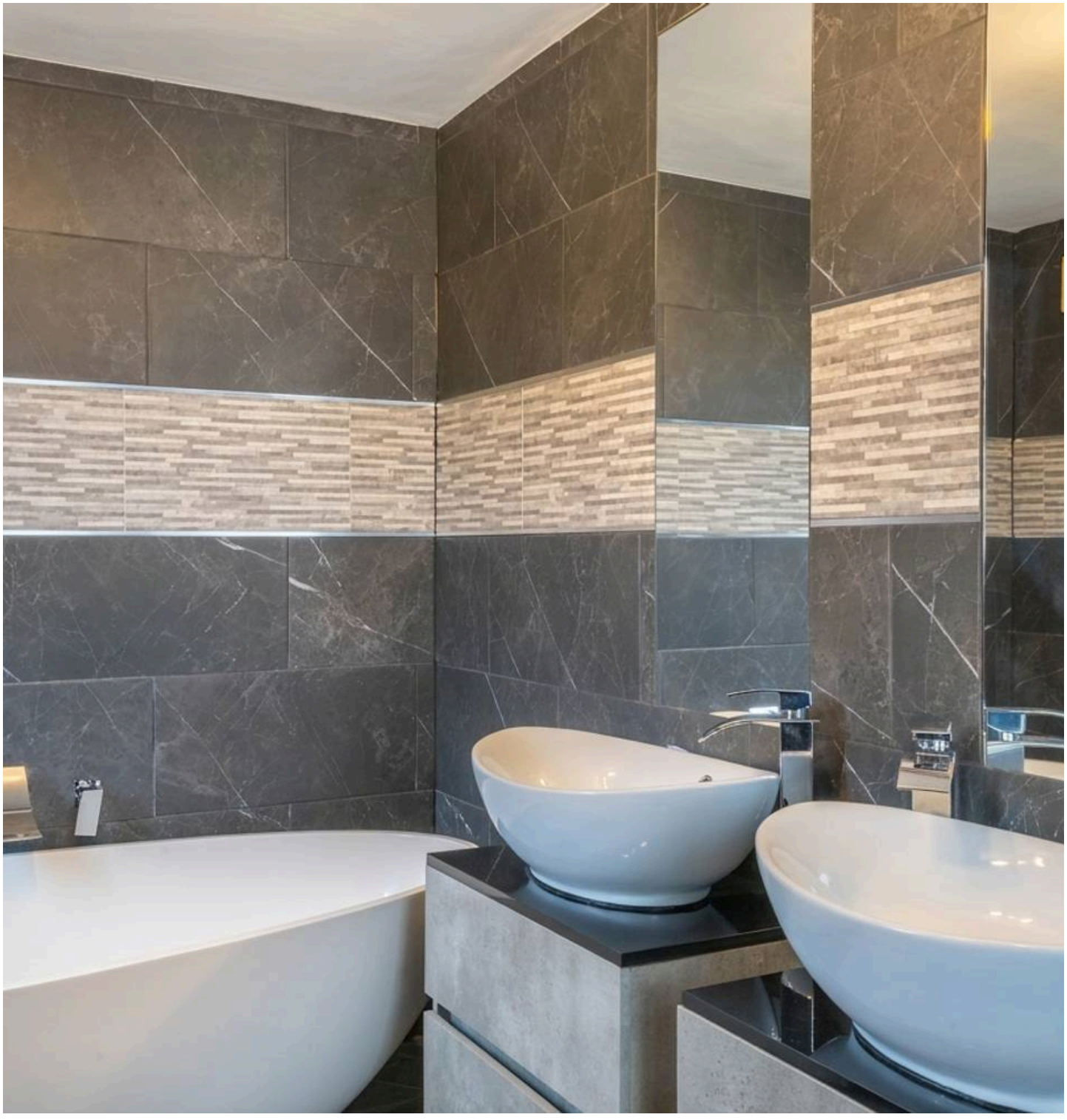
SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING C
*EPC rating on the annex is D

COUNCIL TAX BAND currently Band E
*COUNCIL TAX BAND currently Band for annex is A

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











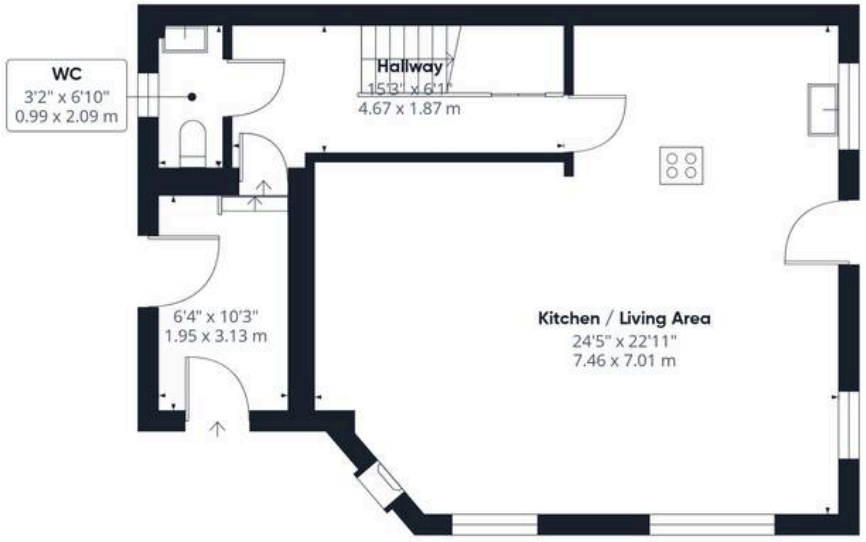




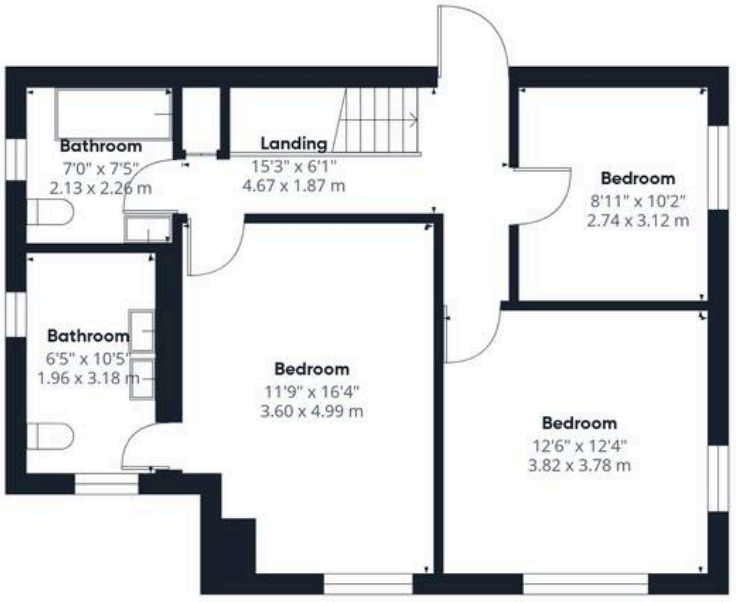




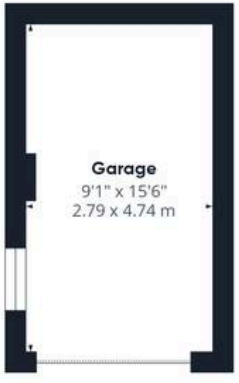




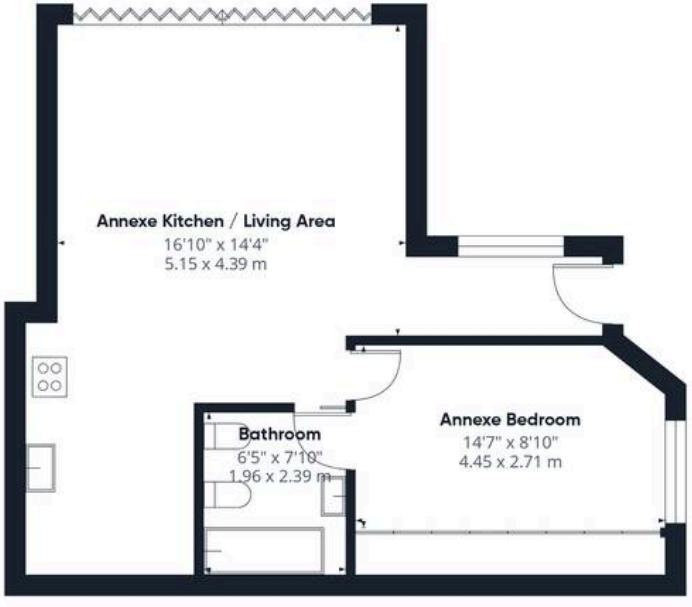
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

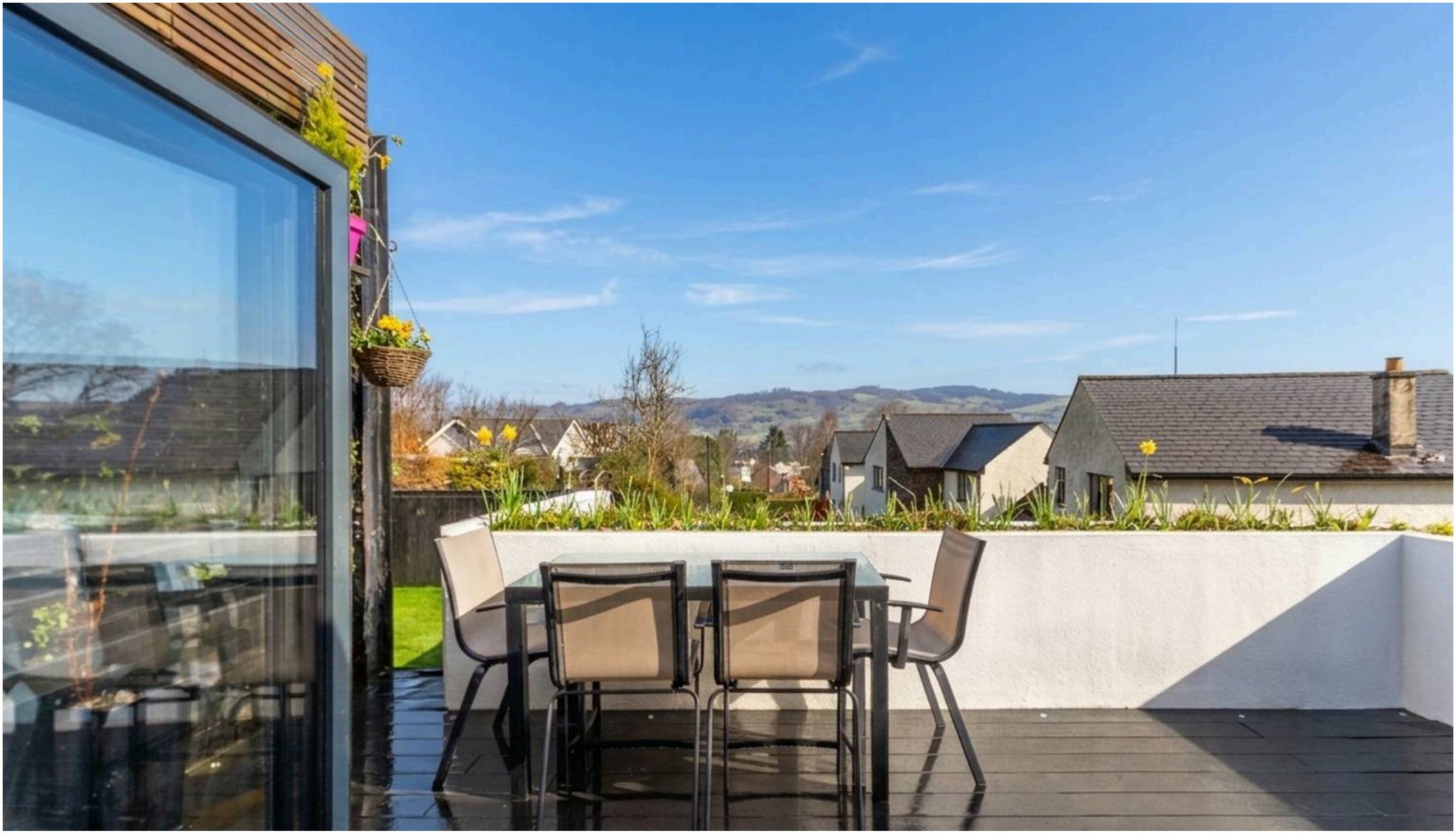
2041 ft²

189.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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