

HACKNEY & LEIGH

Bowness-on-Windermere

£575,000

Rosedale, Glebe Road, Bowness-on-Windermere, LA23 3HB

Welcome to Rosedale, a delightful four-bedroom dormer bungalow, well positioned on the picturesque Glebe Road in Bowness-on-Windermere. This charming property is positioned on a generous corner plot and situated close to the waterfront of Lake Windermere. As you approach Rosedale, you'll be greeted by a welcoming façade and a neatly maintained front garden.

Quick Overview

4 Bedroomed detached dormer bungalow

2 Reception rooms, 1 conservatory

1 bathroom

Generous corner plot

In good decorative order

Conservatory

Gas fired central heating & double glazing

Well stocked garden

Single garage & parking for several cars

*Superfast Fibre Broadband

Property Reference: W6288

4 | 1 | 2 | E | *Superfast Fibre Broadband* | *Single Garage & parking for several cars*



Living room



Dining room



Kitchen



Conservatory

The property boasts a spacious driveway leading to a single garage, providing ample parking for at least 7 cars, a green house and a very well stocked intriguing rear garden, with a pond, private decking and a separate private seating area.

Stepping inside to discover a warm and inviting interior, a large hallway leads to a living room, a dining room, a kitchen,2 bedrooms, a bathroom, cloakroom and conservatory. The living room with large double glazed bay windows allows natural light through. The focal point of the room is the gas log burner. The dining room, also offering an inset gas fire place with surround as well as storage cupboards to recesses.

The kitchen offers an electric hob, extractor hood over and oven below, integral under counter fridge, space and plumbing for a washer as well as ample storage cupboards and worktop space.
Bedroom 1 and 2 offer built in wardrobes and dresser and across the hallway the family bathroom provides a shower over bath, WC and hand basin. The separate cloakroom offers a WC and wash hand basin. A spacious double glazed conservatory, accessed via bedroom 2 / study enjoys privacy and overlooking the rear garden.

Heading up the stairway to the first floor, you will find a generously sized Bedroom 3 with eves storage, Velux windows for the added natural light. Adjacent to the stairway is Bedroom 4 which can be used for children or guests.
This also benefits from eaves storage and Velux roof light.

Outside, you will find a log store, a storeroom / utility room with electricity and plumbing for washer, the Worcester gas fired boiler, butler sink and water supply as well as storage space.

The vendor has instructed a local roofing company to reroof the entire back portion of the rear pitched slated roof following advice. Whilst this is weather dependent, it is hoped this will be undertaken in February 2026.

This enchanting bungalow is perfectly situated in the sought-after area of Bowness-on-Windermere, Rosedale offers easy access to local amenities, schools, and the breathtaking landscapes of the Lake District.

Accommodation (with approximate measurements)

Entrance Hallway

Living Room: 16' 6" x 14' 6" into bay (5.04m x 4.43 m)

Dining Room: 10' 9" x 10' 0" (3.30m x 3.07m)

Kitchen: 10' 0" x 7' 4" (3.05m x 2.26m)

Conservatory: 14' 9" x 7' 11" (4.52m x 2.42m)



Kitchen



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Bedroom 1: 11' 7" x 11' 3" (3.55m x 3.43m)

Bedroom 2 / study: 11' 3" x 10' 5" (3.45m x 3.18m)

First Floor

Bedroom 3: 14' 1" x 7' 8" (4.30m x 2.36m)

Bedroom 4: 10' 11" x 10' 9" (3.35m x 3.30m)

Store / Utility Room 9' 6" x 7' 11" (2.92m x 2.42m)

Garage: 19' 8" x 9' 10" (6.00m x 3.00m)

Parking: Parking for several cars to the driveway.

Property Information

Council Tax: Westmorland and Furness Council - Band F.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions:///scorecard.costumes.appeal.
Directions: traveling down from Windermere on New Road which turns into Lake Road, bearing around the roundabout, stay on Lake Road, driving down the promenade, passing the Glebe Road car park, bearing left and you will find Rosedale on the left hand side, the last property just before the T junction.

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).



Garage & Parking for several cars



Pond & rear garden



Front garden



Garden

Request a Viewing Online or Call 015394 44461

Meet the Team

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Glebe Road, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1612 sq ft / 149.7 sq m
Garage = 194 sq ft / 18 sq m
Outbuildings = 91 sq ft / 8.4 sq m
Total = 1897 sq ft / 176.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1357319

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