



Bellmount
Bowness-on-Windermere | The Lake District | LA23 3LX

FINE & COUNTRY

BELLMOUNT





Welcome to Bellmount, Bowness-on-Windermere, LA23 3LX

Welcome to Bellmount! A truly enchanting home set on the outskirts of the picturesque village of Bowness on Windermere. An exquisite 5/6 bed roomed detached property with ample parking and beautiful views to Lake Windermere and the surrounding fells. Offering charm, elegance, and fantastic potential, whilst set in the heart of one of the UK's most sought-after locations. Formally a row of 4 cottages and developed in the 1800's, Bellmount is now the perfect opportunity for a complete refurbishment to create a modern and versatile home.

“ Some of our best memories with family was under the marquee on the beautiful lawn at Bellmount.”









STEP INSIDE

Make your way indoors via the gabled stone entrance porch with Victorian iron studded door ahead. Inside the entrance hallway, ancient beams are displayed overhead, leading into the drawing room ahead of you. This is a brilliant spacious room including a large log-burning stove set on a slate hearth with stone surround. Beams extend overhead, a row of stone-mullion windows look out over the garden and a glass door opens to the garden terrace which draws in the morning sunshine.

Returning to the hallway, turn right and enter the kitchen area. A small but practical space with exposed beams, stone-mullion windows and access to the breakfast room. This room is made cosy and warm in winter by the multi-fuel stove but has the wide rear door, which can be opened to bring in fresh summer air. The breakfast room includes a staircase leading to the bedrooms above and has an original storage cupboard on the far side of the fireplace; on the other side is a glass fronted double cupboard which conceals a former opening into the drawing room.

Return to the hallway and straight ahead is the passage to a further sitting room and separate dining room. Passing the staircase and the deep understairs storage cupboard, you then reach the large bright dining room with an attractive corner fireplace and a box bay window presenting fabulous views down to Lake Windermere. Moving into an excellent sitting room with stone-mullion bay window looking out onto the gardens and a large Clearview wood burning stove set within a Lakeland stone fireplace. Formerly used as a bedroom, this part of the house has the potential to be handy for those with older relatives or those with accessibility requirements, as there is also a shower room with WC and washbasin, plus access to outside from the end of the house leading to the barn.

From the inner hall, take the wide staircase up to the first floor arriving at an intersection with a step to the left revealing the main bathroom comprising: WC, washbasin, and bath with shower over. This serves the master bedroom opposite, which has beautiful lake views from the stone-mullion windows and an additional side window gathering further light.

Turning right out of the bedroom, step up to the upper landing before turning right into the spacious second bedroom with stone-mullion windows looking out over the garden and an Art Nouveau-style feature fireplace. Carrying on along the landing you approach bedroom three, also featuring a Victorian fireplace and stone-mullion windows overlooking the gardens. Back onto the landing there is a shelved wall perfect for storing books, before heading into the fourth bedroom also looking out onto the gardens and mirroring the comfort of bedroom three.

Towards the end of the landing is a high-ceilinged shower room with ample light from the windows above, it comprises a linen cupboard (also housing the water tank), shower, WC, washbasin, and heated towel rail. Finally, arriving at the last two rooms adjacent to one another. Bedroom 5 (potential as a study/office room) has additional stone-mullion windows looking over the gardens, exposed wooden beams and another Victorian featured fireplace. The final room is extremely versatile, with the option to be a dressing room, hobby room or a 6th bedroom, it is quietly tucked away yet has easy access down the rear staircase to the breakfast room and again has pleasant views towards the lake through the stone-mullion windows.



A robin used to hop in through the bank door into the breakfast room, ready to be fed."









Location

Perfectly positioned on the verge of both Bowness and Windermere, Bellmount is both secluded and private but by no means isolated and enjoys the best of both villages. Walks onto the hillside are on your doorstep, and why not seek out inspiration for your own renovations at Bellmount with Blackwell Arts and Crafts also being within walking distance.

Commuting is convenient, with easy access to both the M6 and to mainline routes at Oxenholme Station, which connects to some of the UK's major cities such as: Manchester, London, Edinburgh and Glasgow.

With Bowness being only a short drive away, you can enjoy all the fantastic amenities the village has to offer. You will find a full range of shops, attractions, and eateries all within easy reach, plus you can catch a bus from outside Storrs Hall for links into Windermere and beyond to Newby Bridge and Ulverston.

In and around Bowness and Windermere there are several fine dining cuisines, from Michelin star restaurants including The Samling, or Ambleside's The Old Stamp House, to the nearby Gilpin Spice and Henrock at the Linthwaite House Hotel. There are a range of schools in local areas including, Windermere and Kendal, additionally private independent schooling is available at the nearby Windermere School.

This is a home that embraces the grand outdoors and all that Windermere and the surrounding areas have to offer. Bellmount is all that the Victorians fell in love with when they first discovered the blissful beauty of the Lake District.

“ The windows drop to below waist height and so the lake view is there before you, framed by the garden.”









Step outside

Bellmount to the copious acres of gardens surrounding the home and enjoy the peace, privacy, and elements of tranquility whilst taking in the breathtaking views.

Having approximately one acre of land, the property is filled with lawns, plants, shrubs and trees and additional seating areas perfect for relaxing and entertaining guests. The areas round the sides of the home open up to the spectacular view on the lake facing side and will draw you in to the lower lawn where looking to the right, the Blackwell Arts and Crafts home is visible and looking up after a long summers day, you will then see the sun setting over Coniston Old Man.

The gardens continue, with a useful greenhouse and tool shed, and as you head up the path, past the barn and through the gate, you will find yourself in the rear garden with two paths. One path takes you to the seating area in front of the house and the other will take you around the garden through the bushes and trees and over a secret seasonal stream.

The gardens of Bellmount complement the charm and style of the house itself with its remarkable beauty.

The potential continues, with a number of large sheds and outbuildings with one including a WC, plus a brilliantly large barn having the possibility of becoming a fantastic workshop or utilising this space as part of the house (subject to planning permissions).

“Hollyhocks spring up all over this area in late summer and form a waving, pastel-shaded foreground for the view of Coniston Old Man.”

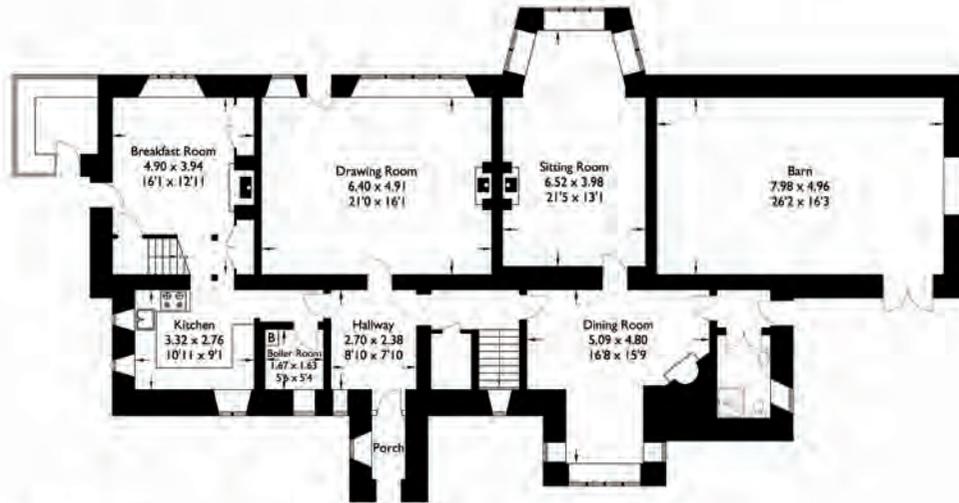




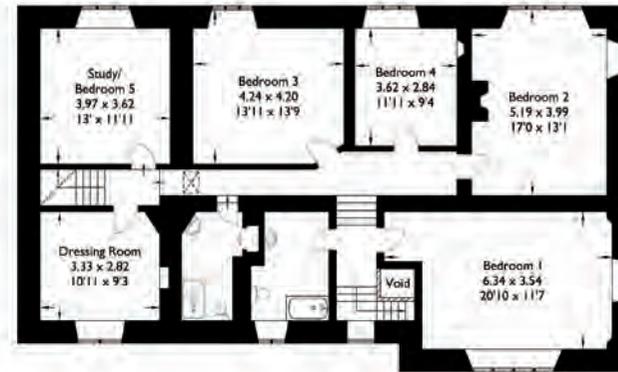


Bellmount

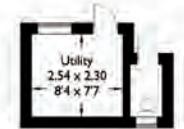
Approximate Gross Internal Area : 319.14 sq m / 3435.19 sq ft
 Outbuilding : 7.44 sq m / 80.08 sq ft
 Total : 326.58 sq m / 3515.27 sq ft



Ground Floor



First Floor



Outbuilding

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(80-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Printed 28.08.2025



FURTHER INFORMATION

On the road

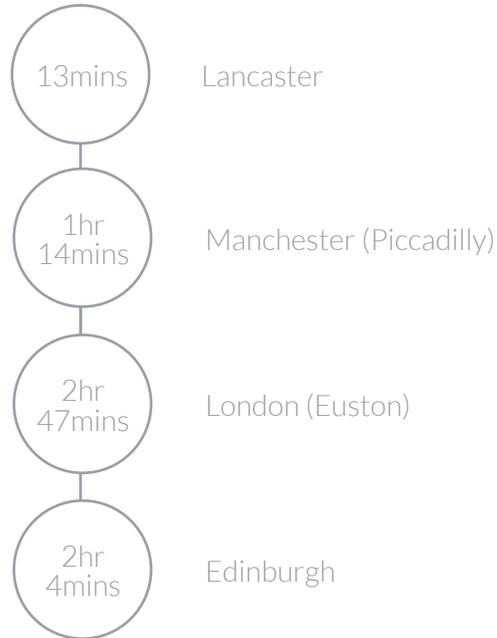
Barrow in Furness	24.0 miles
Ulverston	14.4 miles
Bowness on Windermere	2.0 miles
Kendal	9.2 miles
Manchester	82.7 miles

Transport links

M6 J36	14.6 miles
Oxenholme railway station	12.7 miles
Windermere railway station	3.5 miles
Manchester airport	89.5 miles
Liverpool airport	95.0 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.

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 for further details.

Additionally, there is a branch line station at Windermere providing connections to Oxenholme station.

Schools

Primary

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)
Lancaster University

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

Directions

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Use Sat Nav **LA23 3LX** with reference to the directions below:

Follow the Lyth Valley Road from Bowness, turn right onto Newby Bridge Road. On the right-hand side you will pass Blackwell Arts and Crafts house and Bellmount is then the third driveway on the right.

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 Old Laundry in Bowness on Windermere and The Brewery 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
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
The Yan at Broadrayne, Grasmere

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 Windermere such as Brantfell, Post Knott, School Knott and Orrest Head.

Services

Mains electricity and water. Oil fired central heating from a Worcester boiler in the Utility room.
Drainage to a septic tank located on grounds near the greenhouse.

Guide price £1,750,000

Westmorland and Furness Council –
Council Tax band G

Tenure
Freehold



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 and 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

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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