



Briar Trees

Kendal Road, Bowness-on-Windermere, LA23 3ER

Guide Price £600,000

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Briar Trees enjoys a highly desirable position close to the heart of Bowness yet discreetly tucked away within a well-established residential enclave. Occupying a particularly generous plot, this four-bedroom home presents an exceptional opportunity for those seeking space, privacy, and the potential to create something truly special. While the property now requires renovation, it offers a rare blank canvas ripe for transformation into a substantial and characterful home, perfectly tailored to modern living. The true appeal of Briar Trees lies not only in its peaceful setting, but in the scale and versatility of its plot. Surrounded by mature greenery and set centrally within its grounds, the property provides a sense of seclusion seldom found so close to the vibrant amenities of Bowness. Whether envisioned as a striking family residence, an elegant second home, or a rewarding investment project, the possibilities here are considerable.

The accommodation currently comprises two reception rooms, a breakfast kitchen, four bedrooms, and a family bathroom with separate WC. Externally, the property benefits from an attached garage and a driveway with ample parking for several vehicles further enhancing its practicality and appeal.

Bowness itself offers an enviable lifestyle, combining natural beauty with excellent amenities. From boutique shopping and an array of restaurants and bars, to a cinema and live theatre, there is something for everyone. Everyday conveniences are well catered for, with Tesco and Co-op in Bowness, and Booths and Sainsbury's nearby in Windermere. For those drawn to the outdoors, Lake Windermere and its marina, yacht club, and motorboat club are all within easy reach, alongside countless opportunities for wild swimming, walking, cycling, and golf.



Accommodation

The front door opens into a welcoming hallway, providing access to all principal rooms, with stairs leading to the first floor.



Sitting Room

A generously proportioned reception room, filled with natural light from patio doors opening onto the garden, complemented by two further windows. An open fire, set within a slate fireplace, creates a charming focal point.



Dining Room

A second reception room of excellent size, also featuring sliding patio doors leading out to the garden—ideal for entertaining or family gatherings.



Breakfast Kitchen

Overlooking the rear garden, the kitchen offers a range of fitted units and cupboards, a double stainless-steel sink, tiled splash backs, and a distinctive quarry red tiled floor. Integrated appliances include an electric oven and grill with a four-ring gas hob. There is space for an undercounter fridge and plumbing for a washing machine. A fitted circular breakfast table adds character, while a side door provides external access.



Cloakroom

Fitted with WC and hand basin, with a window and radiator. A cupboard houses the boiler.

Stairs from the hallway lead to the first-floor landing, where a window frames views over the garden.



Bedroom One

A spacious double room featuring a fitted vanity unit with hand basin and a pleasant outlook over the garden.



Bedroom Four

A single bedroom with a side aspect.



Bedroom Two

A comfortable double bedroom, again enjoying views over the garden.



Bathroom

Fully tiled and fitted with a bath and shower over, along with a hand basin and an obscure-glazed window. A separate WC is located adjacent.



Bedroom Three

A further double bedroom with garden views and a loft hatch providing access to the roof space.



Outside

Set within a notably generous and private plot, Briar Trees is surrounded by mature gardens that wrap around the property, enhancing both its sense of space and seclusion. The house sits centrally within the grounds, offering significant scope for landscaping, extension (subject to permissions), or reimagining the outdoor space to suit a variety of lifestyles.

To the rear, there are established lawns and a paved patio area—ideal for outdoor dining or relaxation. Mature trees and substantial shrubs provide natural screening, creating a tranquil and sheltered environment.

An attached garage, of particularly good size, benefits from both a window and a side access door, while the driveway offers ample parking for multiple vehicles.

Services

Mains water, Mains electric, Mains gas, Mains drainage, gas central heating.

Tenure

Freehold

Council Tax Band

F

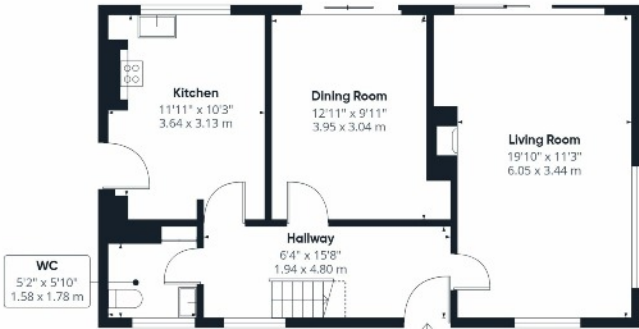
Directions

From the centre of Bowness-on-Windermere village take the Kendal Road, opposite St Martins Church. Continue for ½ mile and take a right just past Windy Hall Road into a private drive. Turn immediately left along the treelined road and Briar Trees can be found on the right hand side.

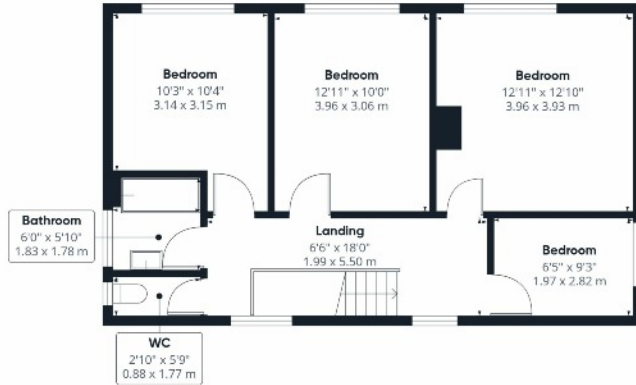
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1582 ft²
 147.1 m²

Reduced headroom
 11 ft²
 1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

