



Bowness-on-windermere

£348,000

11 South Terrace, Bowness-on-windermere, LA23 3BH

This charming three bedroom traditional terraced home is located in the heart of Bowness-on-Windermere, built from characterful Lakeland stone and thoughtfully modernised. Inside, a cosy wood-burning stove creates an inviting focal point in the dining room and lounge -which also has a beautiful, polished Lakeland stone floor.

Quick Overview

Mid terraced, 3 bedroom house

2 reception rooms

Family bathroom

Located a few minutes walk from the heart of Bowness

In good decorative order

Gas central heating and double glazing

Rear enclosed patio

Ideal holiday let or permanent residence

On street parking for permanent residents

Ultrafast broadband available



3



1



2



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Ultrafast
available.



Residents permit
parking.

Property Reference: W6287



Dining room



Lounge



Breakfast room



Kitchen

With its central location and potential for holiday letting, this delightful, well-proportioned house would make an excellent Lake District retreat or investment opportunity. Situated just off Lake road in Bowness it is convenient with the local amenities a short walk away.

Enter from the front door into a dining room which could be used as a 2nd lounge/snug or play room. This leads to access to the first floor and into the tastefully decorated lounge. This lovely room offers an inviting and relaxing space, complete with cosy wood burner. There is also useful understairs storage. The breakfast room and kitchen area lead off the lounge where you can also access the rear outside space via large glass doors. Thoughtful use of space has been made to include a decked area in the traditional back yard and allows al fresco dining or a casual outside aperitif. The kitchen has a range of high quality base and wall units with open plan shelving, granite worktops with inset sink, a Rangemaster stove, built in Neff appliances. There is a velux window in the roof allowing the space to be filled with natural light. The Worcester gas fired boiler is housed in a wall unit.

The stairs lead up to the first floor where there are two, generously sized double bedrooms with sash windows. The family bathroom is also on found on this floor where there is a double sink and vanity unit, large shower and WC. Stairs lead up to the 2nd floor where a delightful, spacious attic room (with some restricted headroom), Velux roof light and feature stone walls enhancing the cosy space.

Outside there is a small seating area where you can enjoy a quiet, private drink or meal.

The neutral, tasteful decor and versatile accommodation make this a highly desirable, not to be missed investment opportunity, a lovely 2nd home or main residence in the heart of Bowness. Call now and arrange a viewing.

Accommodation: (Approximate measurements)

Dining room. 3.89m x 3.69m
12'9" x 12'1"

Lounge 3.72m x 3.69m
12'2" x 12'1"

Kitchen. 2.79m x 2.61m
8'6" x 9'2"

Breakfast room 2.81m x 2.28m
9'2" x 7'5"

First floor landing

Bedroom 1 3.71m x 2.36m
12"2' x 7"9'

Bedroom 2 3.97m x 2.78m
9"1' x 13"0'

Family Bathroom

Attic room 5.41m x 4.09m
17"8' x 13"5'

Outside space A small decked area off the breakfast room.

Parking On street. Permanent residents benefit from council permit parking.

General Information:

Services Mains gas, water, drainage, and electricity. Gas fired central heating to radiators.

Tenure Freehold. Vacant possession upon completion.

Business Rates. Property is business rated and currently subject to business rate relief.

Viewings. Strictly by appointment with Hackney and Leigh Windermere Sales Office, Tel no. 015394 44461

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

What 3 words and directions. ///inert.others.spoiled
The property can be found just off the A5074 Lake road, coming from the Windermere direction it is on the left hand side opposite the Royalty cinema.

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).



Bedroom 1



Bedroom 2



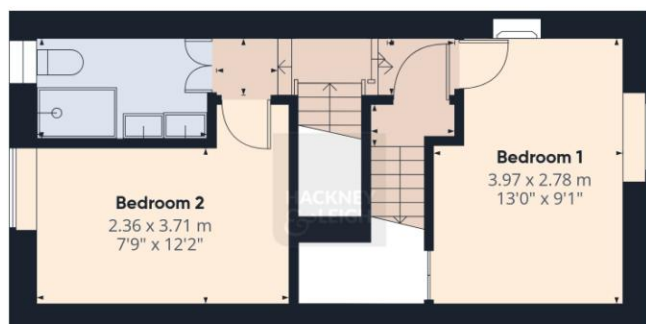
Family bathroom



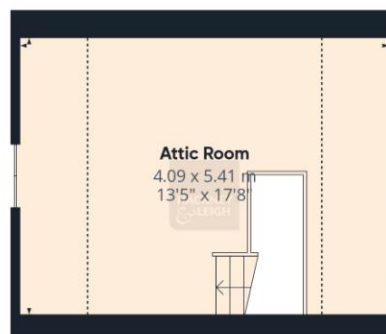
Bedroom 3



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

98.2 m²

1058 ft²

Reduced headroom

7.8 m²

84 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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A thought from the owners...

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