



Fold Head Cottage

Fallbarrow Road, Bowness-on-Windermere, LA23 3DJ

Price £1,500 pcm (Holding Deposit May Apply)

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Fallbarrow Road, Bowness-on-Windermere

A generously proportioned three bedroomed semi-detached property with two lawned gardens and ample parking. The property has recently been refurbished throughout and comprises of spacious reception rooms, new modern kitchen, utility with W.C, three double bedrooms, one of which has an en-suite shower room and a modern four piece family bathroom. Externally the property benefits from easy to maintain gardens to three sides of the property.

Fold Head Cottage is located at the bottom of a quiet private lane (off Fallbarrow Road) in the heart of Bowness village. The property is within walking distance from the Lake shore and ideally placed to enjoy some peace and privacy whilst having all the amenities of the village, restaurants and shops right on the door step and convenient to bus and railway services in nearby Windermere with good road links to Kendal and the M6 motorway.



Directions

On entering Bowness village from Windermere, pass the mini roundabout and continue towards the Lake, bear right immediately after St Martins Church, passing the Old England Hotel on the left. Continue along the lane taking your next left down a small unassuming lane. The property can be found at the end of the lane behind some double wooden gates.

Accommodation

Large wooden front door leading into hallway with traditional stone flagged floor and staircase.



Living Room

23'08 x 11'08 (7.22m x 3.55m)

Light and airy dual aspect room with wooden floor. Wood burner stove set on a slate hearth.



Kitchen

27'05 x 11'08 (8.36m x 3.55m)

Spacious dual aspect room with traditional stone flagged floor and bay window. Modern wall and base units with stainless steel sink unit and mixer tap. Marble worktops with tiled splash back. Flavel range cooker with space for dishwasher. Large walk in cupboard with shelving.

Steps leading up to:

Utility Room

14'03 x 7'09 (4.35m x 2.36m)

Work surface with base unit and sink with mixer tap. Space for washing machine and dryer. Two UPVC rear doors. Separate WC with wash hand basin.

First Floor

Long landing with two windows and wooden floor.

Bedroom

9'05 x 9'02 (2.87m x 2.80m)

Double room with window and decorative fireplace.

En-Suite

Three piece suite comprising of shower cubicle with Bristan shower, wash hand basin and WC. Heated towel rail.

Bedroom

14'03 x 13'02 (4.34m x 4.01m)

Good sized double room with decorative fireplace and window overlooking the front.



Bedroom

14'03 x 9'09 (4.34m x 2.98m)

Double room with window. Loft hatch and cupboard with shelving.



Bathroom

Four piece suite comprising of double shower cubicle with Bristan shower, panelled bath, wash hand basin and WC. Floor tiled with heated towel rail.

Outside

The property is approached by a lane leading to private double gates. Gravelled parking area for at least a dozen vehicles. Highly useful wood store and shed. Small lawned area. To the rear there is a grassed area accessed via the Utility Room.

Services

All mains services connected. Gas central heating.

Council Tax Band

E

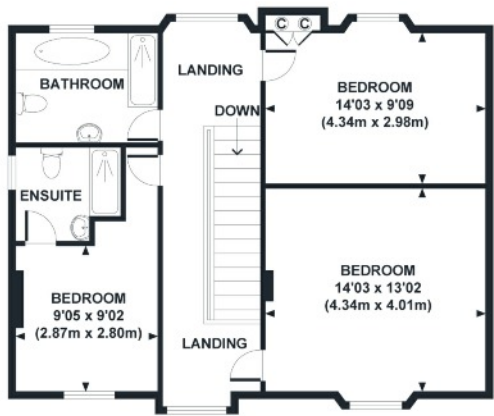
EPC Rating

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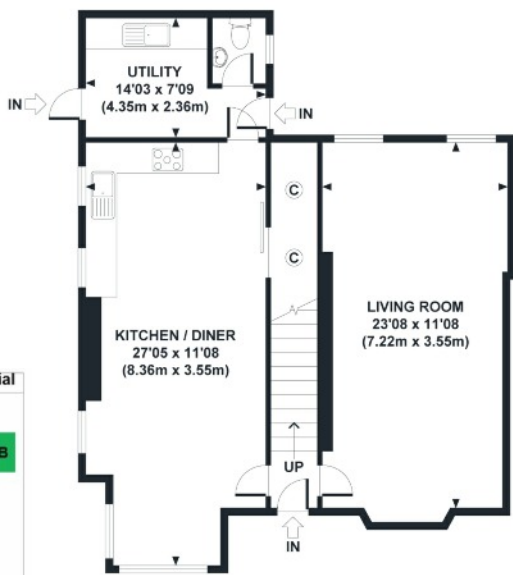
Any Other Relevant Info

A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.

FOLD HEAD COTTAGE, FALLBARROW ROAD



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 724 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 762 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1486 SQ FT / 138.05 SQ M
For illustrative purposes only. Not to scale

