



6 Brantfell Walk, Bowness-on-Windermere  
Asking Price £450,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



A beautifully presented detached house occupying a pleasant cul-de-sac position within Bowness. Having a sitting/dining room, excellent kitchen, three double bedrooms, bathroom, two en suites, utility room, garage, parking, private gardens and balcony. Local occupancy restriction applies.













## 6 BRANTFELL WALK

An immaculately presented detached house occupying a pleasant cul-de-sac position within Bowness-on-Windermere convenient for access to the many amenities available within the popular Lakeland village including shops, cafes, restaurants and bars together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services. The location offers easy access to the rest of the Lake District National Park and road links to the M6.

The well proportioned accommodation briefly comprises entrance hall, three double bedrooms, two of which are en suite, and a utility room with access to the garden to the ground floor and a generous landing with access to the balcony, triple aspect sitting/ dining room, excellent fitted kitchen with direct access to the balcony and modern family bathroom to the first floor. The property provides modern living with up to date fixtures and fittings, gas central heating and double glazing.

Outside offers a detached garage, ample off road parking, beautiful private gardens and an impressive balcony.

**PLEASE NOTE** - the property is subject to a Cumbria Wide Occupancy Clause, further information is available upon request from our Windermere office.

## GROUND FLOOR

### ENTRANCE HALL

12' 3" max x 6' 1" max (3.74m x 1.86m)

Double glazed door and windows, under stairs cupboard.

### BEDROOM

13' 8" max x 13' 0" max (4.17m x 3.97m)

Double glazed window with high quality shutters, radiator, good range of fitted wardrobes.

### EN SUITE

5' 5" x 4' 8" (1.66m x 1.43m)

Double glazed window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with electric shower fitting, fitted mirror with lighting, recessed spotlights, extractor fan, tiling to walls and floor.

### BEDROOM

12' 10" x 8' 4" (3.92m x 2.56m)

Double glazed window with high quality shutters, radiator.

### EN SUITE

8' 2" max x 3' 10" max (2.50m x 1.18m)

Double glazed window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with thermostatic shower fitting, fitted mirror with lighting, recessed spotlights, extractor fan, tiling to walls and floor.

### BEDROOM

13' 7" max x 12' 10" max (4.16m x 3.92m)

Double glazed window with high quality shutters, radiator, good range of fitted wardrobes.

### UTILITY ROOM

6' 2" max x 4' 9" max (1.89m x 1.46m)

Double glazed door to gardens, heated towel radiator, circular stainless steel sink to fitted worktop and base unit, plumbing for a washing machine, gas central heating boiler, tiled splashbacks, fitted mirror, shelving and coat hooks, tiled flooring.









## FIRST FLOOR

### LANDING

17' 3" max x 6' 1" max (5.26m x 1.86m)

Double glazed French doors to balcony, double glazed window, radiator with decorative cover, loft access.

### SITTING/DINING ROOM

26' 4" max x 13' 3" max (8.03m x 4.05m)

Double glazed French doors to Juliet Balcony and two windows with all having High quality shutters to living space, double glazed window to dining space, three radiators, multi fuel stove to feature fireplace, cornice, two ceiling roses.

### KITCHEN

11' 7" max x 8' 10" max (3.55m x 2.71m)

Double glazed French doors to balcony, double glazed window with high quality shutters, radiator, excellent range of base and wall units, undermounted sink with Quooker boiling water tap to Quartz worktops and upstands, built in oven, built in combination oven and microwave, induction hob with extractor hood over, integrated fridge, freezer, dishwasher and wine cooler, recessed spotlights, under wall unit lighting, partially panelled splashbacks.

## BATHROOM

8' 9" max x 5' 5" max (2.67m x 1.66m)

Double glazed window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin to vanity and "P-shaped" bath with thermostatic shower over, recessed spotlights, extractor fan, tiling to walls and floor.

## GARAGE

15' 6" x 8' 8" (4.74m x 2.66m)

Roller shutter door, double glazed window, light and power, mezzanine storage.

## OUTSIDE

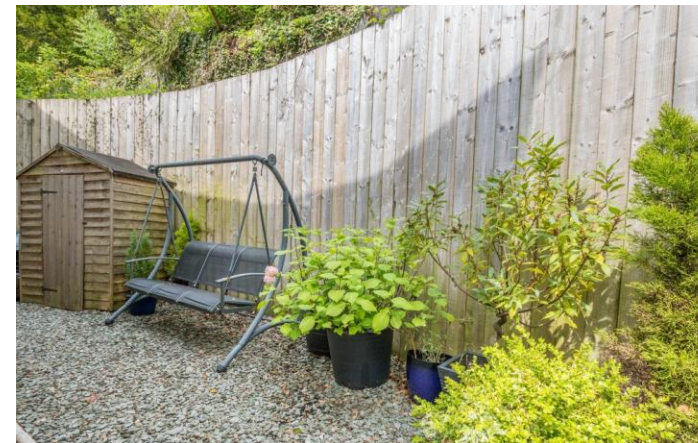
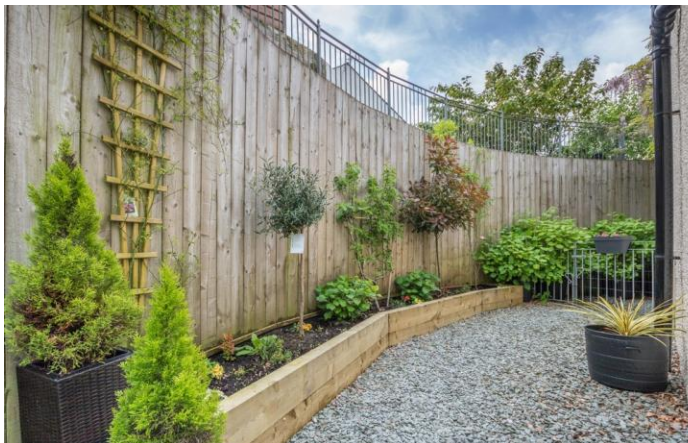
There is driveway parking to the side of the garage and under the covered car port with electric car charger at front of the house, there is also a small well stocked bed and natural rock feature. The beautifully presented rear gardens are extremely private and include a paved patio seating area and feature stone wall, low maintenance areas with decorative slate chippings, a well stocked border and a timber shed. The balcony also offers privacy as it is shielded by an established Wisteria.

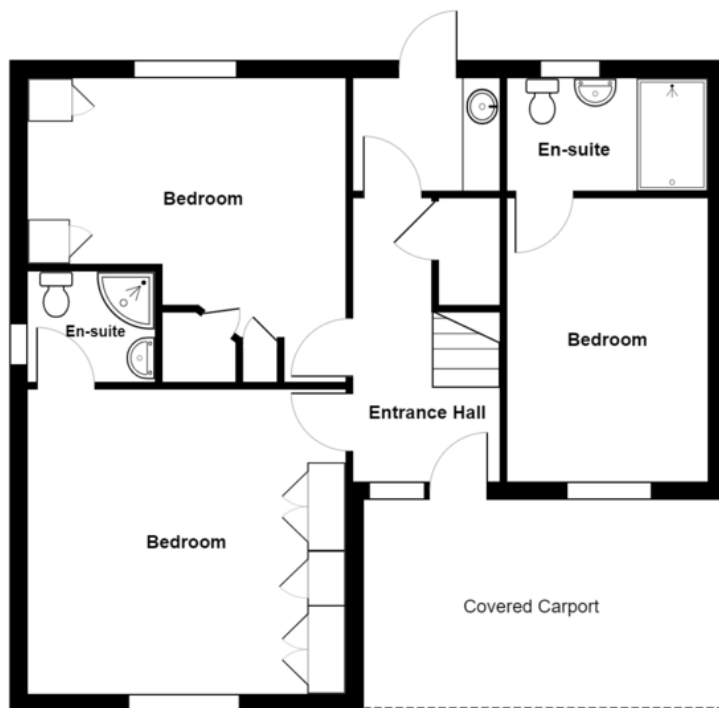
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

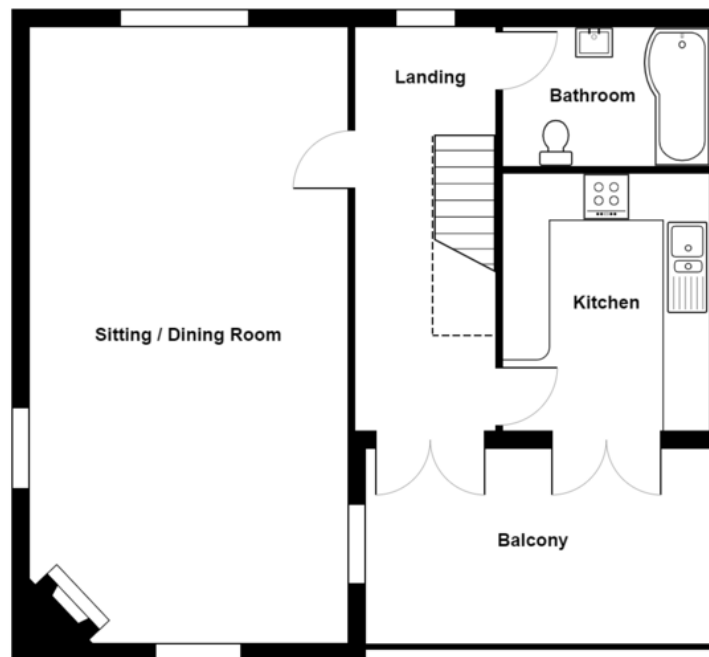
## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Ground Floor



First Floor

6 Brantfell Walk, Windermere

Total Area: 116.4 m<sup>2</sup> ... 1253 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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#### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

Proceed from Windermere into Bowness and at St Martins Church turn left on to Kendal Road. Take the first turning left on to Brantfell Road and continue up the hill passing Fairfield on your right and then take the second left turning on to Brantfell Walk to find number 6 located on the right at the head of the cul-de-sac.

#### WHAT3WORDS:

threaded.perfectly.appetite

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