

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£1,100,000

Brackenrigg Cottage, Windy Hall Road, Bowness On Windermere, Windermere, LA23 3HY

An immaculate 4 bedroomed detached house built in 2015 set in beautiful surroundings with parking for several cars. This well kept modern property is light and spacious and overlooks the beautiful gardens and has the amenities of Bowness On Windermere close to hand. No occupancy restrictions.

Quick Overview

4 bedroomed detached house
2 reception rooms and 4 bathrooms 2 en-suite
Quiet location
Large garden
Views of the surrounding gardens
A drive away from the amenities of Bowness On Windermere
Immaculate condition
Suitable for permanent home, 2nd home or holiday let
Parking
Superfast Broadband speed 80mpbs available*



4



3



2



B



Superfast
Broadband



Off Road
Parking

Property Reference: W5855



Description: A fabulous detached 4 bedroomed house built for and by the vendor in 2015, set in quiet picturesque surroundings. The property is immaculately presented and very light and spacious. On the ground floor the open plan living room/kitchen has superb views over the gardens and benefits from patio doors which lead out onto the balcony where you can sit and admire the views on those hot summer evenings or alternatively in the cold winter nights there is a wood burner to warm you up. The kitchen is well equipped with all the modern appliances including built in Zanussi electric oven and Smeg gas hob with extractor over and built in Bosch dishwasher and fridge/freezer. There is also a sitting room again with wood burning stove and patio doors which lead out onto the garden area, utility area and office. On the lower ground floor, there are 4 bedrooms, 2 of which are en-suite and the master bedroom has a walk in wardrobe. A family bathroom with bath and hand held shower, walk in shower, WC and washbasin. The whole of the ground floor has underfloor heating and the lower ground floor is heated by radiators.

Outside there is a large natural garden, parking for several cars and also a small stream which runs alongside the property.

A VIEWING IS A MUST ON THIS PROPERTY.



Utility Area

Location: From the centre of Bowness proceed out on the A5074 Kendal Road (opposite St Martins Church) for approximately half a mile then bearing left onto Windy Hall Road. The private driveway is almost at the top of the hill and Brackenrigg Cottage is the second property that you come to on the left.

Accommodation (with approximate measurements)

Ground floor

Entrance Hall

Utility Area

11' 6" x 6' 0" (3.51m x 1.83m)

Office

9' 10" x 8' 4" (3m x 2.54m)

Shower Room

Open Plan Living Room/Kitchen

25' 0 max" x 24' 0" (7.62m x 7.32m)

Balcony

23' 4" x 9' 0" (7.11m x 2.74m)

Sitting Room

18' 9" x 17' 5" (5.72m x 5.31m)



Office



Living Room and Kitchen



Living Room and Kitchen



Living Room and Kitchen



Sitting Room



Living Room and Kitchen



Living Room and Kitchen



Bedroom 4

Stairs lead to:

Lower Ground Floor

Hallway

Master Bedroom

23' 9 max" x 16' 8 inc en-suite" (7.24m x 5.08m)

Ensuite

Bedroom 2

17' 0 max" x 12' 0 inc en-suite" (5.18m x 3.66m)

En-suite

Bedroom 3

13' 8" x 11' 6" (4.17m x 3.51m)

Bedroom 4

13' 2" x 8' 3" (4.01m x 2.51m)

Bathroom

Outside: The property has a large garden with lawned areas, various shrubs, borders and trees. There is a lovely stream which flows past the house and an old summerhouse. To the side of the property is driveway parking for several cars.



Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3



OS Plan

Property Information:

Services: Brackenrigg Cottage has had a brand new (Fitted 2021) water treatment plant which is shared with the neighbouring house, Brackenrigg Lodge. Mains gas and electricity. Air source heat pump for radiators and underfloor heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax Band: South Lakeland District Council - Band G.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

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Meet the Team

Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Tina Fleming

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Charlie Ryan

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Ben Price

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcalister@hackney-leigh.co.uk



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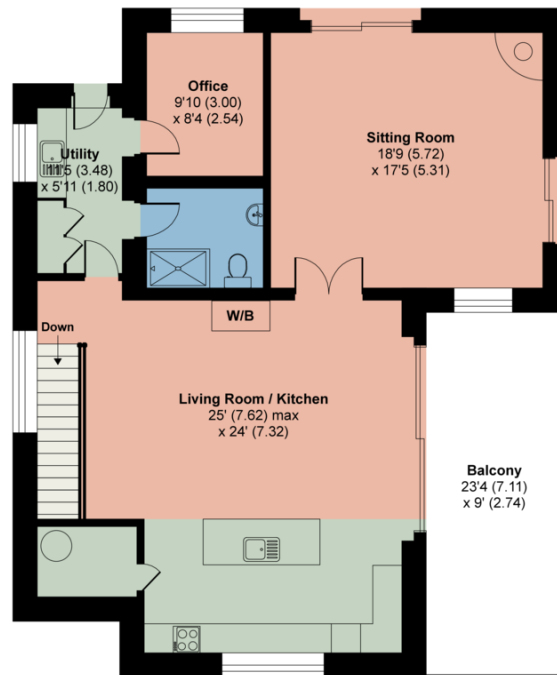
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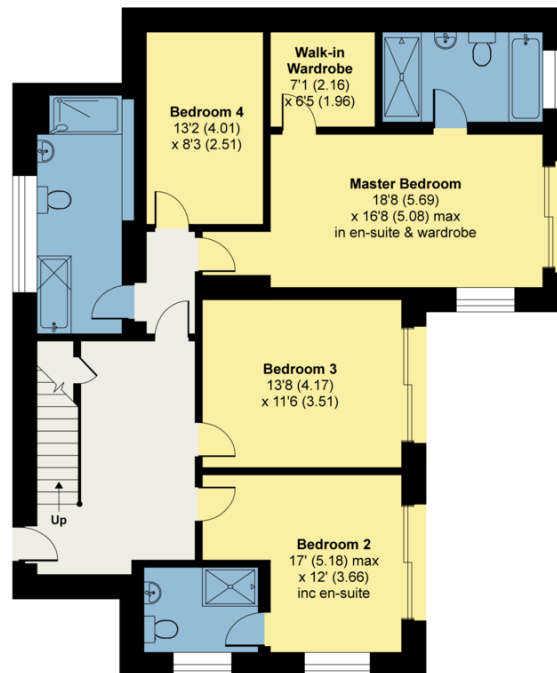
Brackenrigg Cottage, Windy Hall Road, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 2324 sq ft / 215.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2022. Produced for Hackney & Leigh. REF: 904328

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