

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bowness On Windermere

£395,000

1 & 1a Quarry Brow, Bowness On Windermere, Cumbria, LA23 3DW

A semi detached town house divided for letting purposes as a 1 bed ground floor flat with a 2 bed roomed duplex flat above, with off road parking in the heart of Bowness on Windermere. The 2 bed part is currently tenanted and could also be a second home or permanent residence with the opportunity to have an income from the ground floor apartment.

Quick Overview

- 2 Bedroomed duplex flat with balcony
- 1 Bedroomed ground floor apartment
- 2 Reception rooms and 2 bathrooms
- Convenient location
- Garden
- Off road parking
- No Chain
- Close to amenities
- Close to public transport
- Superfast Broadband speed 80 Mbps*



3



2



2



C



Superfast
Broadband



Off Road
Parking

Property Reference: W5854



Ground Floor Living Room



Ground Floor Bedroom



Second Floor Living Room



Second Floor Living Room

Description: A semi detached town house built in the 1960's. The original accommodation is arranged with the main living space on the First and Second Floors with a fine open plan Lounge-Dining Kitchen on the top floor with good sized balcony and 2 Bedrooms and Bathroom on the first floor. The former double garage on the Ground Floor was converted many years ago to provide an additional letting unit with open-plan Sitting Room-Kitchen, Bedroom and Bathroom.

Upon entering the property on the ground floor you find yourself in a comfortably sized open plan living area & breakfast kitchen. Continuing through the property we then have the ground floor flats bedroom and then onto the 3 piece bathroom.

Access from external stairs to the side of the building you enter into the hallway of the first floor of 1 Quarry Brow. Here you will find the properties 2 bedrooms. Bedroom 1 being the larger with built in wardrobes, Bedroom 2 has a larger window and looks out to the rear of the property and then onto the family 3 piece bathroom.

To the second floor and through the well thought out kitchen area, designed to make the most of the potential space available, complete with a breakfast bar and an outlook to the rear of the property. Then onto the living area, of a good size and benefiting from plenty of natural light due to the large sliding door which provides access to the balcony and two further windows offering views of the hills to the north.

Location: Conveniently situated within a few minutes walk of the village centre offering a variety of shops and restaurants together with Lake Windermere. From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite Fallbarrow Road into Quarry Brow. No.1 & 1a can be found a short way along on the left hand side.

Accommodation: (With approximate measurements)

Kitchen/Living Room

16' 8" max x 16' 0" max (5.08m x 4.88m)

Bedroom

9' 10" max x 8' 9" max (3m x 2.67m)

Bathroom

Bedroom 1

16' 2" x 10' 10" (4.93m x 3.3m)

Bedroom 2

8' 8" x 8' 7" (2.64m x 2.62m)

Bathroom

Kitchen / Dining / Living Room

23' 1" x 16' 1" (7.04m x 4.9m) incl stairs

Balcony

3' 5" x 15' 6" (1.04m x 4.72m)

Services: Mains gas, water and electricity. Gas fired central heating, double glazed windows.

Tenure: Freehold.

Council Tax: South Lakeland District Council - Band D

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.

What3Words:

<https://what3words.com/foam.smuggled.beefed>



Second Floor Kitchen



Bedroom 1



Bedroom 2



Garden

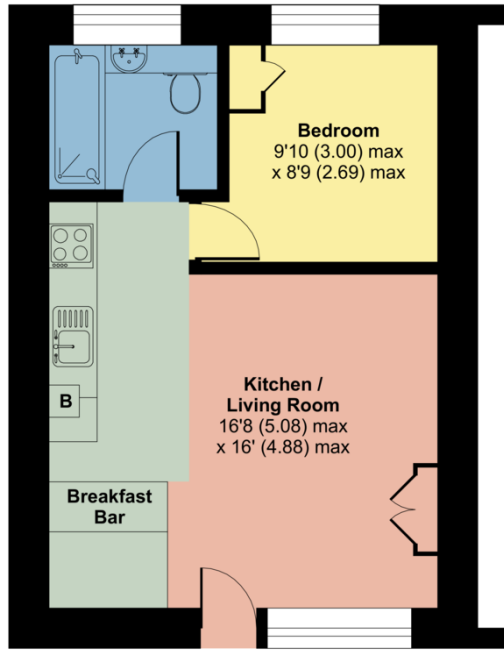
1 Quarry Brow, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 754 sq ft / 70 sq m

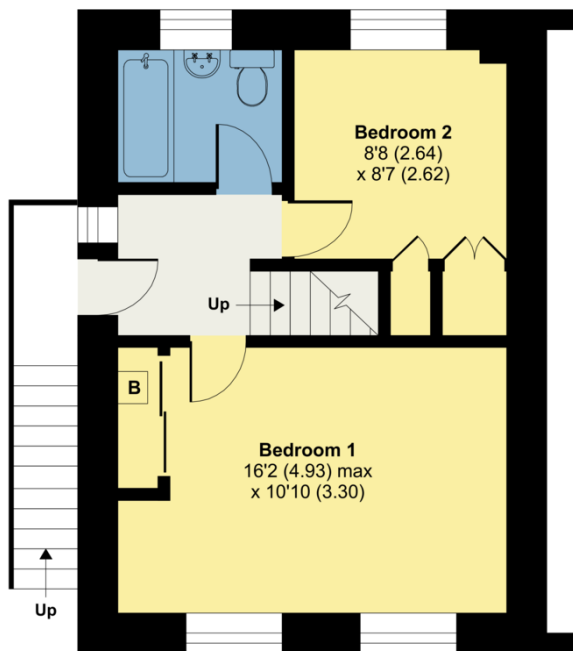
Apartment = 377 sq ft / 35 sq m

Total = 1131 sq ft / 105 sq m

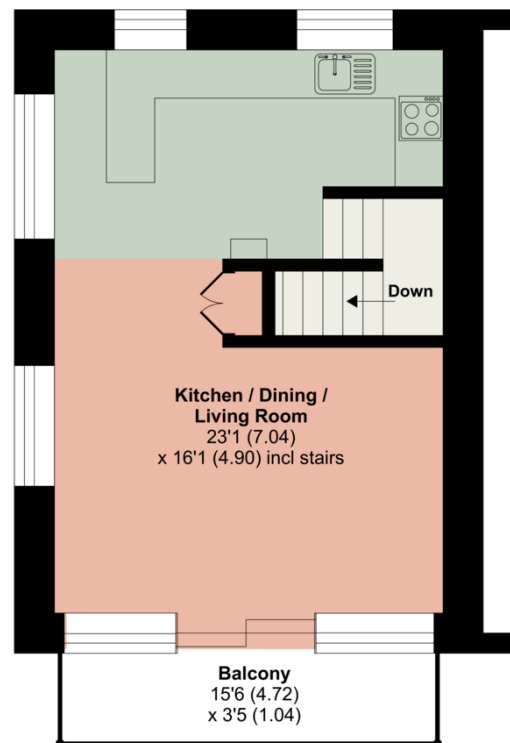
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 921170

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