



## Bowness on Windermere

£415,000

11 & 11a Quarry Brow, Bowness on Windermere, LA23 3DW

At first glance a simple 1960s end of terrace town house, but on closer inspection it will reveal far reaching lake and mountain views from the upper level, plenty of parking and versatile accommodation being arranged as a ground floor 1 bedroomed flat and 2 bedroomed duplex apartment above. Tucked away from the centre yet only a short walk from the village amenities and Lake.

### Quick Overview

An end of terrace town house  
 Configured as a 2 bedroomed duplex apartment with balcony and a 1 bedroomed ground floor apartment  
 2 Reception rooms and 2 bathrooms  
 Convenient location  
 No chain  
 Close to amenities  
 Versatile accommodation  
 Suitable as a permanent, 2nd home or holiday let  
 Off road parking



3



2



2



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5906



No 11 Open plan living room



No 11 Open plan kitchen



No 11 Bedroom 1



No 11 Bedroom 2

**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 an open plan lounge/dining kitchen which is dual aspect and has views to Lake Windermere and the fells beyond, 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 has been converted to provide an additional letting unit with open-plan sitting room/kitchen, bedroom and shower room.

Upon entering No.11a (The Nook) there is an entrance hall, an open plan living area & kitchen, bedroom and en-suite shower room.

Access to No.11 (Treetops) is from external stairs to the side of the building and comprises of hallway, 2 bedrooms. Bedroom 1 being larger with walk in wardrobe/storage space, 3 piece bathroom of WC, pedestal washbasin and bath with shower over and heated towel rail.

To the second floor there is an open plan living room/kitchen designed to make the most of the potential space available. The living area is dual aspect and benefits from plenty of natural light due to the large sliding door which provides access to the balcony and two further windows offering views of Lake Windermere and the fells beyond. The kitchen is well equipped with inset Bosch electric oven and hob with extractor over and inset Bosch dishwasher and microwave.

**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.11 & 11a can be found a short way along on the right hand side.

**Accommodation:** (With approximate measurements)

11 Quarry Brow - First floor

Entrance Hall

Bedroom 1  
11' 1" x 10' 4" (3.38m x 3.15m)

Dressing Room  
11' 1" x 5' 3" (3.38m x 1.6m)

Bedroom 2  
8' 7" x 8' 3" (2.62m x 2.51m)

Bathroom

11 Quarry Brow - Second floor

Open plan living room  
16' 0 max" x 11' 4 min" (4.88m x 3.45m)

Balcony  
17' 0" x 3' 2" (5.18m x 0.97m)

Open plan kitchen 16' 0 max" x 11' 3" (4.88m x 3.43m)

## 11a Quarry Brow - Ground floor

### Entrance

### Open plan living room/kitchen

15' 10 max " x 13' 5 max" (4.83m x 4.09m)

### Bedroom 1

11' 0 max" x 9' 1 max" (3.35m x 2.77m)

### En-suite shower

### Property Information:

**Outside:** There is parking for up to 4 cars and a small garden area to the rear.

**Services:** Mains gas, electric, water and drainage connected. Gas fired central heating to radiators and uPVC double glazed windows.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** South Lakeland District Council -  
11 Quarry Brow - Band D.  
11a Quarry Brow - Band B.

**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/reserving.pokes.escape>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 27th February 2023 - not verified.



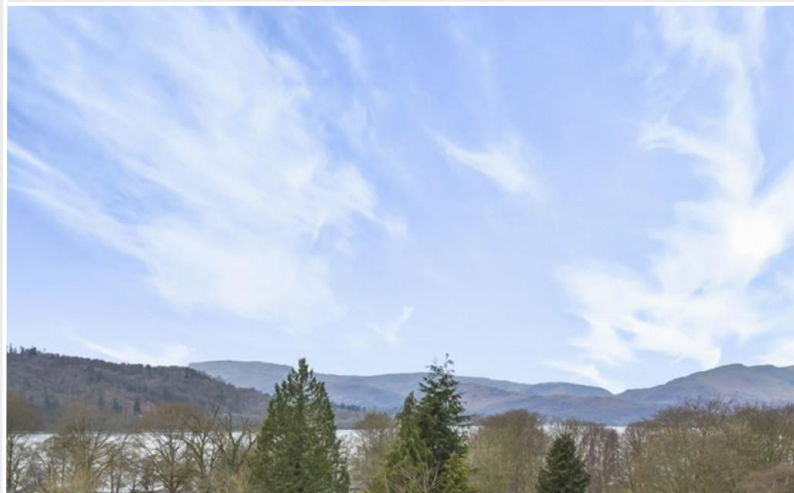
No 11a Open plan living room



No 11a Bedroom



OS Plan

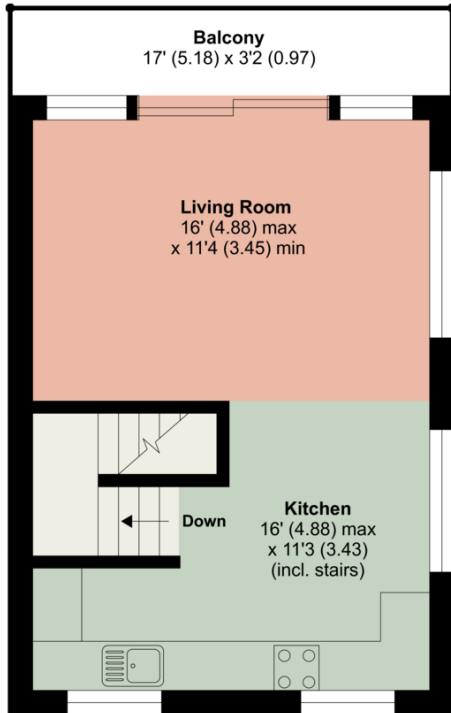


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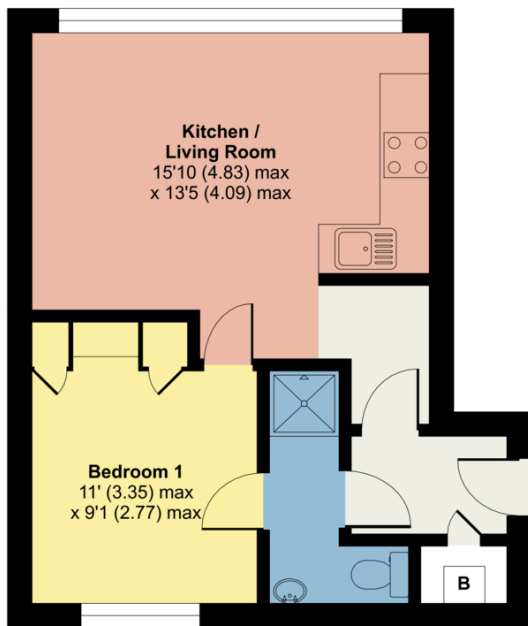
# 11 & 11A Quarry Brow, Windermere, LA23

Approximate Area = 1146 sq ft / 106.4 sq m

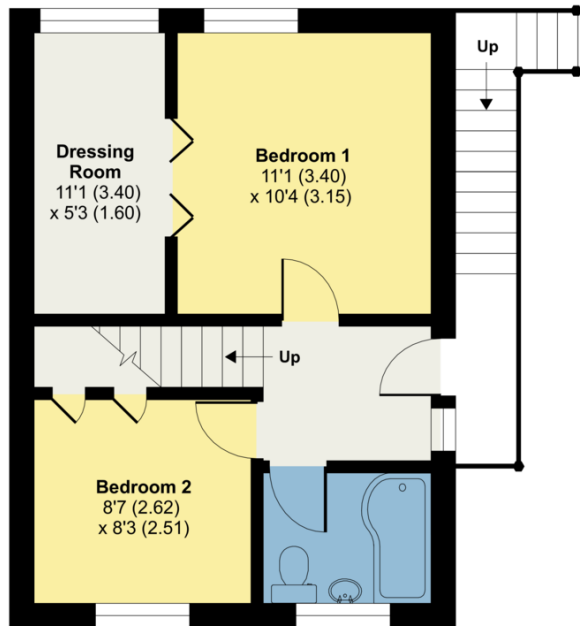
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SECOND FLOOR - 11



GROUND FLOOR - 11a



FIRST FLOOR - 11



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 952123

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