



Bowness On Windermere

£650,000

Rockwood, Langrigge Drive, Bowness On Windermere, LA23 3AQ

A fantastic detached 4 bedroomed Lakeland stone and slate built property, situated in a quiet location yet within walking distance of the amenities of Bowness on Windermere. With driveway parking, large garage and front and rear gardens, Rockwood would be an ideal main residence, second home or holiday let.

Quick Overview

- 4 Bedroomed detached house
- 2 Reception rooms and 2 bathrooms (1 en-suite)
- Peaceful location
- Front & rear gardens
- No chain
- Close to amenities
- In good order
- Ideal family home, second home or holiday let
- Garage & off road parking
- *Superfast Fibre Broadband available



4



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2



E



Superfast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W5934



Living Room



Dining Room



Kitchen



Bedroom 1

Location: Set in a quiet yet convenient location with access to the village amenities only a short walk away.

From Windermere proceed into Bowness on Lake Road, bearing left immediately after the Lakeland leather shop on to Helm Road. Turn almost immediately right on to the private road of Langrigge Drive. Continue up the drive and the property is on your left hand side.

Property Overview: Originally built in 1942, Rockwood is a Lakeland stone built 4 bedroomed detached house, offering good-sized living accommodation with newly fitted carpets, and with well maintained front and rear gardens. A perfect family home set in a quiet location yet within walking distance of Bowness on Windermere.

On the ground floor is a dual aspect living room with coal effect gas fire with marble hearth and wood surround. Following on to the separate dining room with gas fire and slate hearth and surround. From the dining room you see an under stairs storage cupboard before entering the kitchen, which includes fitted wall and base units, built in Diplomat oven and gas hob with extractor over, built in Hotpoint dishwasher, a pantry cupboard and a door leading to the rear garden. The garage has also been converted to create a 4th bedroom with an en-suite shower room.

Moving up to the first floor, bedroom 1 contains fitted wardrobes and draws and bedroom 2 includes a corner washbasin. Finally, bedrooms 1 & 3 also benefit from glimpses of the spectacular Lakeland fell tops. The current owners have recently refurbished the main family bathroom, which comprises of a 3 piece white suite with WC, washbasin, bath and shower over, a heated towel rail and fully tiled walls and flooring. Next to the bathroom is an additional storage cupboard housing the gas boiler.

This property would be an ideal main residence, second home or holiday let.

Accommodation: (With approximate measurements)

Entrance porch

Entrance Hall

Living Room 15' 9" into bay x 13' 5" max (4.8m x 4.09m)

Dining room 15' 9" max x 11' 8" (4.8m x 3.56m)

Kitchen 11' 10" x 8' 4" (3.61m x 2.54m)

Bedroom 4 9' 8" x 7' 8" (2.95m x 2.34m)

En-suite

Store 8' x 2' 4" (2.44m x 0.71m)

Stairs from the ground floor lead to:

Landing

Bedroom 1 16' 3" into bay x 12' 10" (4.95m x 3.91m)

Bedroom 2 15' 6" max x 11' 9" (4.72m x 3.58m)

Bedroom 3 10' 1" x 8' 5" (3.07m x 2.57m)

Separate WC

Bathroom

Property Information:

Outside: To the front of the property is driveway parking and a lawned area with various shrubs and borders and a small store (originally the garage). To the rear is a lawned area and paved patio seating area, greenhouse and shed.

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: Westmorland and Furness Council - Band F.

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/robes.most.stow>

Notes: *Checked on <https://www.openreach.com/> 29th February 2024 - not verified.



Bedroom 2



Bathroom



Bedroom 4



Rear Elevation



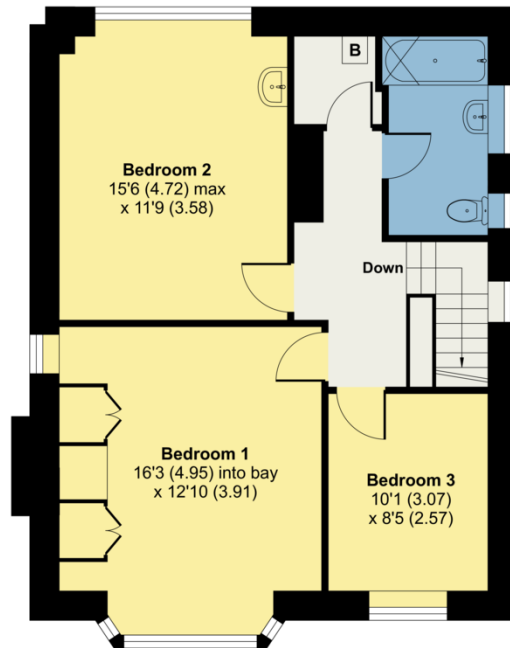
Rockwood, Langrigge Drive, Bowness-on-Windermere, LA23 3AQ

Approximate Area = 1440 sq ft / 133.7 sq m

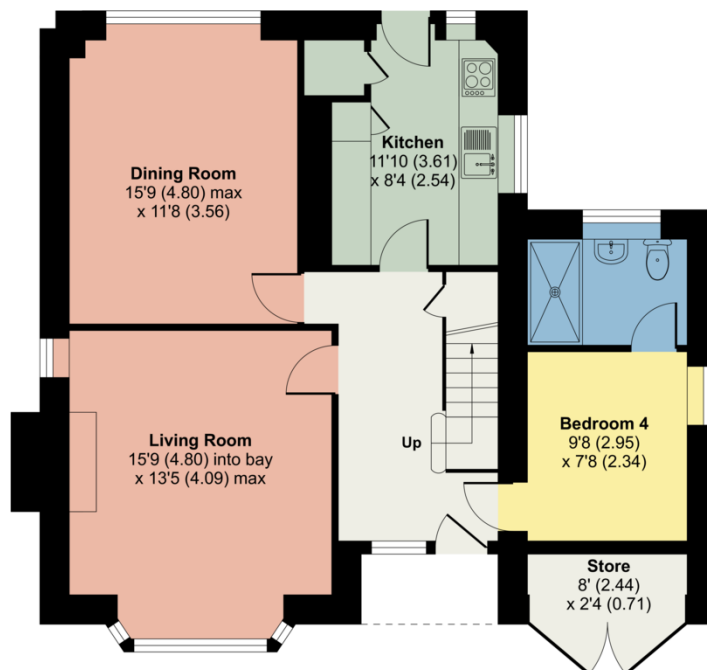
Store = 17 sq ft / 1.5 sq m

Total = 1457 sq ft / 135.3 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 973662

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