



Bowness On Windermere

£340,000

8 Crown Rigg, Brantfell Road, Bowness On Windermere, LA23 3AE

A modern mid terraced Lakeland Cottage built in 2000, being part of the well regarded Crown Rigg Development. With views towards Lake Windermere and the Lakeland Fells. Patio seating area and off road parking for 2 cars.

Quick Overview

2 bedroomed mid terraced Lakeland cottage
1 reception room and 2 bathrooms both en-suite

Peaceful location

Patio area and communal grounds

Views

Close to amenities

Modern purpose built house with double glazing and gas central heating

Local occupancy condition applies

2 parking spaces

*Superfast Broadband available of 78 Mbps



2



2



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: W5989



Living Room



Living Room



Kitchen



Kitchen

Description: Located on a pleasant and peaceful cul-de-sac, 8 Crown Rigg is a mid terrace property built in 2000 by New Brunswick Properties and lived in by the current owner since being built. The property comprises of hall with downstairs WC, living room, offering views to Lake Windermere and the Lakeland Fells and patio door to outside seating area and communal grounds. Breakfast kitchen with appliances of built in AEG electric oven, built in AEG gas hob with extractor over and built in fridge and freezer, plus space for washing machine and dryer. To the first floor are 2 well proportioned bedrooms both being en-suite and bedroom 1 having lovely views to Lake Windermere and the Lakeland Fells. The communal grounds are well kept and are ideal for a stroll round.

The property is subject to an Occupancy Clause whereby the property has to be the main residence of the occupier who will have lived or worked locally for three years or be coming to work within the area. We understand there is an annual sum of £1,111.00 payable, in respect of the communal gardening, upkeep of roads and bin area.

Outside: To the front of the property are various plants and shrubs. To the rear of the property leading off from the living room is a patio seating area ideal for sitting out and enjoying the views. There is also communal grounds which are well kept and make for a pleasant walk round the Crown Rigg development. The property also benefits from 2 parking spaces.

Location: Located on a most pleasant and quiet cul de sac and yet only 500m from the main centre of Bowness village.

On entering Bowness from Windermere proceed over the main roundabout bearing next left onto Kendal road and next left onto Brantfell Road immediately after Laurel Cottage. Proceed up the hill, turning first right and No 8 is a mid terrace on the right.

Accommodation: (with approximate measurements)

Entrance Hall

Cloakroom

Living Room

18' 0" x 12' 10" (5.49m x 3.91m)

Breakfast Kitchen

12' 2" x 10' 0" max (3.71m x 3.05m)

Stairs from the entrance hall lead to first floor.

Landing

Bedroom 1

12' 10" x 12' 0" (3.91m x 3.66m)

En-suite

Bedroom 2

14' 2" x 10' 0" max (4.32m x 3.05m)

En-suite

Property Information:

Tenure: Freehold. Vacant possession upon completion.

Services: Mains water, gas, electricity and drainage. Gas fired central heating to radiators.

Council Tax Band: Westmorland & Furness Council - Band E.

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: //showering.mural.remains

Notes: *Checked on <https://checker.ofcom.org.uk> 10th August 2023 - not verified.



Bedroom 1



Bedroom 2



Patio Seating Area



View

8 Crown Rigg, Brantfell Road, Bowness-on-Windermere, LA23

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2023. Produced for Hackney & Leigh. REF: 1025327

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