



## Brantfell Road

£430,000

5 Wordsworth Court, Brantfell Road, Bowness On Windermere, LA23 3EG

A perfect 3 bedroomed successful holiday let, only a 'stones throw' from Bowness village centre and lake Windermere, offered in excellent modernised order with private parking and lake views.

### Quick Overview

- 3 Bedroomed mid terraced house
- 1 Reception room and 2 bathrooms
- Fantastic central location
- Balcony & decked outside area
- Views of Lake Windermere & Lakeland fells
- Close to amenities
- Good decorative order
- Perfect for holiday letting
- Off road parking
- Superfast broadband speed of 80Mbps



3



2



1



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5995



Living Room



Kitchen



Bedroom 1



Bedroom 2

**Description:** This well maintained property occupies a first class central location to Bowness. The property is very easily accessible to all local amenities including shops, restaurants, public houses and of course Lake Windermere. A perfect opportunity to acquire this characterful and well presented traditionally built property in the centre of Bowness village, originally converted from the former Primary School some time ago.

As you enter the property from the front patio area, you have a large entrance hall with an under stairs storage cupboard and stairs leading to the first floor. Bedrooms 1 & 2 are on the right side of the hallway, both including built in wardrobes and bedroom 1 also having an ensuite shower room with sink plus vanity unit and WC. Additionally the ensuite has access to an outside patio area and to the rear of Wordsworth Court. To the end of the entrance hall you have the main bathroom, comprising of a 3 piece white suite with bath, sink and WC, tiled walls and flooring, plus a separate stone tiled rainwater shower.

Moving to the first floor you have an open plan living/kitchen area with a seated outdoor balcony having beautiful views of Windermere lake and the Lakeland fells. The kitchen comprises of wall and base units, a Lamona oven plus a Smeg gas hob with extractor over, a stainless steel sink and a built in fridge. From the kitchen there is a rear cupboard with boiler included and access to the rear terrace and stairs to the car park. The living area also has a spiral staircase to the second floor which includes bedroom 3 with stunning views of Bowness and Lake Windermere through the Velux windows.

Perfect for a someone looking for a holiday let or a second home in a desirable Lake District location. Please note that all the furniture is included in the sale except for the TV and stand in the Living Room.

**Location:** From the mini roundabout in the centre of Bowness village, continuing towards Bowness Bay on Lake Road and take the first turning left opposite St. Martins Church onto Kendal Road and first left again onto Brantfell Road. Continue past Laurel Cottage Bed & Breakfast on the left, and bear next left into Wordsworth Court with the parking for No.5 to the front of the property.

**Accommodation:** (with approximate measurements)

**Ground Floor:**

**Entrance Hall**

**Bedroom 1** 11' 6" x 8' 7" (3.51m x 2.62m)

**Bedroom 2** 8' 9" x 8' 0" (2.67m x 2.44m)

**Bathroom**

**Ensuite Bathroom**

**First Floor:**

**Living Room/Kitchen** 20' 3" x 15' 9" (6.17m x 4.8m)

**Balcony** 10' 9" x 3' 3" (3.28m x 0.99m)

**Rear Terrace** 16' 0" max x 15' 10" max (4.88m x 4.83m)

**Second Floor:**

**Bedroom 3** 16' 0" incl stairs x 11' 2" max (4.88m x 3.4m)

**Property Information:**

**Outside:** The property comprises of a front west facing patio area catching the afternoon sun, and a rear decking area plus allocated parking at the front of the property.

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

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

**Business Rates:** Rateable value of £3,350 with the amount payable of £1,671.65 for 2023/24. Small business relief may apply.

**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:** ///bonkers.intestine.unfair

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 6th September 2023 - not verified.



Bedroom 3



Bathroom



Rear Terrace



Views

# 5 Wordsworth Court, Brantfell Road, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 817 sq ft / 75.9 sq m

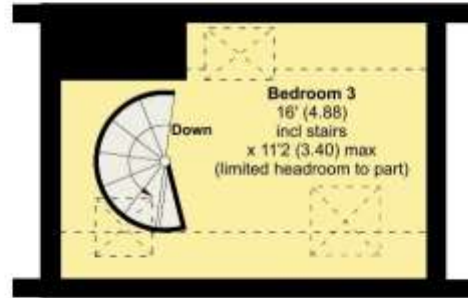
Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 884 sq ft / 82.1 sq m

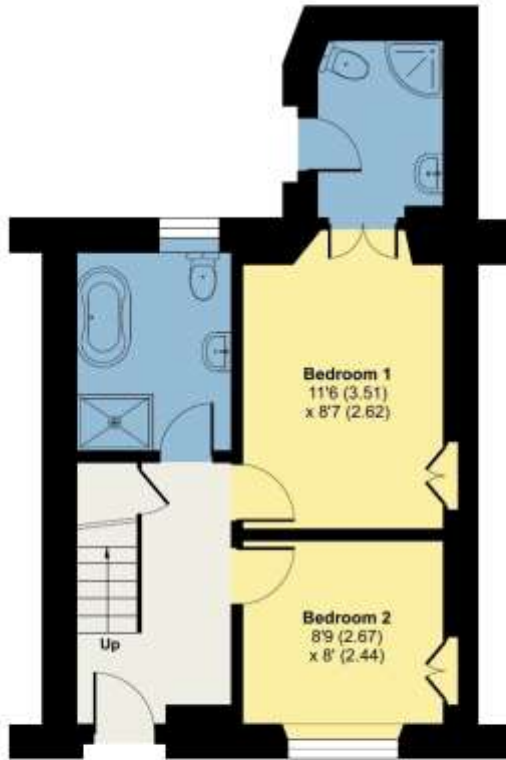
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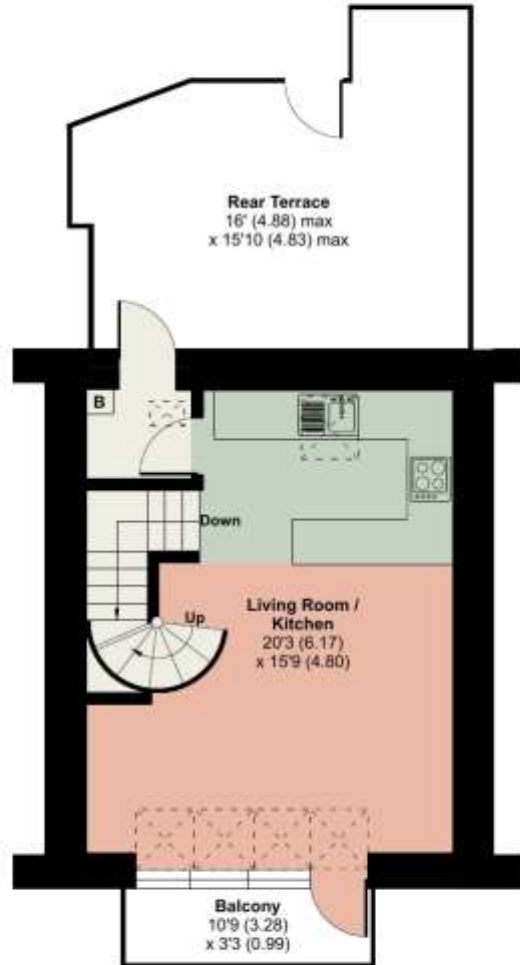
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlclicom 2023. Produced for Hackney & Leigh. REF: 1028447

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