



## Bowness-on-Windermere

£320,000

5 Belle Isle View, Bowness-on-Windermere, LA23 3AW

Does this property have the best view of Bowness Bay in the village? A fantastic, yet rare opportunity to purchase a 2 bedroomed end of terrace property with enclosed rear patio with far reaching panoramic views of Lake Windermere and the fells beyond. Conveniently situated above Bowness village and the added benefit of off road parking for 1 car, this property would be an ideal main residence. Local occupancy condition applies.

### Quick Overview

- 2 Bedroomed end of terrace house
- 1 Reception room & 1 bathroom
- Convenient location
- Rear patio seating area
- Fantastic views of Lake Windermere
- Close to all village amenities and Lake Windermere
- Good decorative order
- Off road parking for 1 car
- Local occupancy conditions apply
- Superfast fibre broadband available



2



1



1



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Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6089



Living Room



Living Room



Kitchen



Dining Area

**Location:** Elevated above the village in a quiet cul de sac location yet conveniently only a few minutes walk away from the shops, restaurants and amenities of Bowness. From the centre of Bowness take the Kendal Road opposite St Martin's Church and bear left into Brantfell Road. Travel up the hill and Belle Isle View is the first turning on the left.

**Property Overview:** A modern end of terrace house being in a short row of 3, situated in a small cul de sac of similar properties with off road parking for 1 car and enclosed rear patio garden.

Presented in a clean and decorative order, the accommodation comprises of a Breakfast Kitchen consisting of a good range of wall and base units with worktops and electric meter, cream sink unit, integrated appliances of Hotpoint oven and gas hob with stainless steel extractor hood above, built in fridge and freezer and Zanussi washing/drying machine. Understairs storage cupboard, then moving into the Living Room with beautiful views to Lake Windermere and the fells beyond, seated patio area and uPvc double glazed window and door.

Onto the first floor, there are two shelved landing cupboards with one housing a Worcester boiler and an over staircase large storage cupboard. Bedroom 1 with fitted wardrobes and shelving has a fantastic view of Lake Windermere and Bedroom 2 includes a built in cupboard and a Velux window. Finally, the bathroom has a three piece suite of bath with shower over, pedestal wash basin and WC, part-tiled walls and Velux window.

The property is subject to a local occupancy clause as follows; the purchaser has throughout the period of 3 years immediately proceeding the application for purchase:

- (a) had his/ her place of work in the District of South Lakeland
- OR
- (b) had his/ her only principle home in the District of South Lakeland.

**Accommodation: (with approximate measurements)**

**Living Room** 14' 4" x 9' 6" (4.37m x 2.9m)

**Breakfast Kitchen** 14' 4" x 11' 9" max (inc stairs) (4.37m x 3.58m)

**First Floor:**

**Bedroom 1** 14' 4" into wardrobes x 9' 6" (4.37m x 2.9m)

**Bedroom 2** 8' 4" x 7' 6" (2.54m x 2.29m)

**Bathroom**

**Property Information:**

**Outside:** Rear patio area with outlook to Lake Windermere and the far reaching Lakeland fells. Off road parking space for 1 car plus flower bed adjacent to parking space.

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

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

**Council Tax:** Westmorland and Furness Council - Band C.

**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:** ///streak.diggers.exposing

**Notes:** \*Checked on <https://www.openreach.com/> 30th April 2024 - not verified.



Bedroom 1



Bedroom 2



Patio

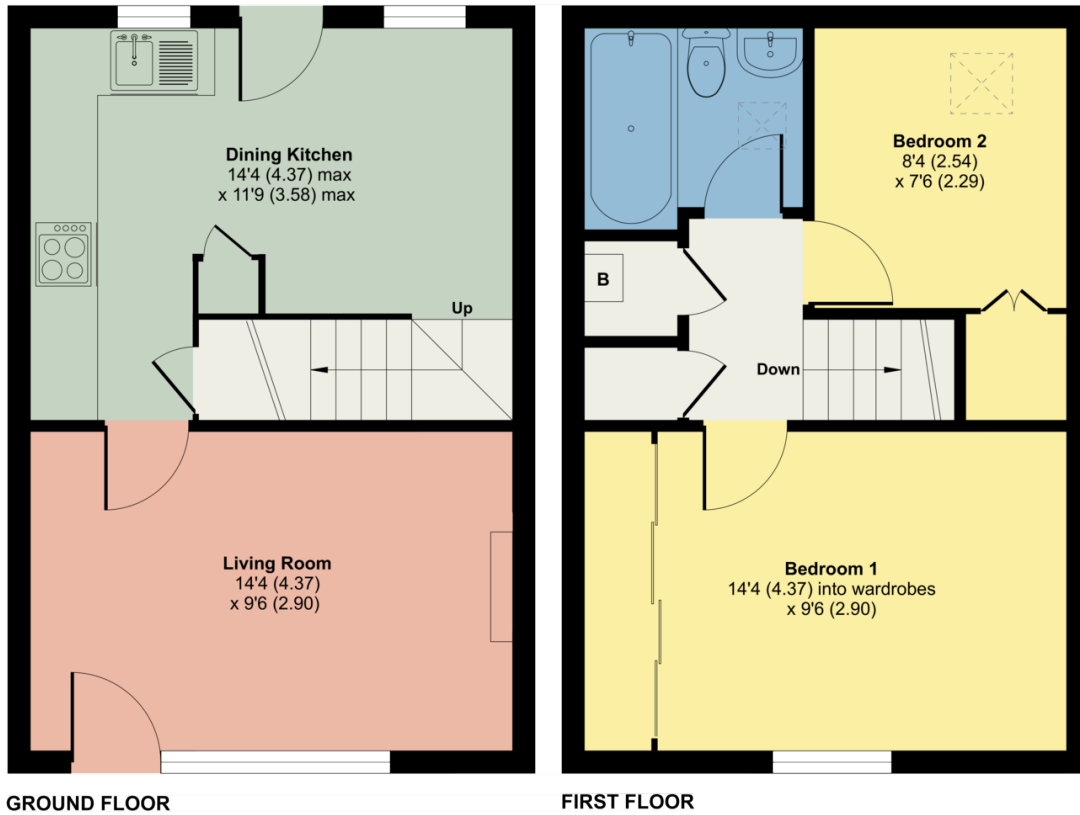


View

# 5 Belle Isle View, Bowness-on-Windermere, LA23

Approximate Area = 616 sq ft / 57.2 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1123163

A thought from the owners... *"The location is fantastic for walking and all local amenities."*

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