



Bowland Bridge

£275,000

7 The Chase, Bowland Bridge, Grange-over-Sands, Cumbria, LA11 6NN

This perfect 'lock up and leave' is superb with fabulous views, excellent location and turn key, immaculate accommodation. Part of a quality conversion, this unique, 1 Bedroom Cottage comprises Hallway, En-Suite Bedroom, Open Plan Lounge/Dining/Kitchen, paved Patio, Communal Gardens, Parking space and Visitor Parking. Early viewing highly recommended.

No Upper Chain.

Quick Overview

Mid-Terrace Cottage - 1 Double Bedroom
 1 Shower Room - Open Plan
 Living/Dining/Kitchen
 Sublime country views
 Wonderful walks from the doorstep
 Immaculately presented throughout
 Excellent condition
 Patio Area and Communal Grounds
 Fabulous Public House/Restaurant next door
 Private Parking Space and Visitor Parking
 Ultrafast Broadband speed 1000mbps available*



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1000 Mbps



Parking Space +
Visitor Parking

Property Reference: G2909



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen



Kitchen



Bedroom

Description The absolute epitome of a tranquil bolt-hole. They really don't get much better than this. The sort of property you pop the key in the lock, open the door, breath in and instantly relax and smile knowing you get to spend time here with absolutely nothing to do - heaven in the modern day busy world. This charming 'upside down' Cottage is immaculately and tastefully presented throughout with luxurious touches such as the super surround sound system and the high quality modern Kitchen and Shower Room fittings. Low maintenance outdoor space and wonderful views over the valley from the Patio and Communal Grounds which is all surrounded by nature with some wonderful walks close-by. The highly regarded country pubs/restaurants (The Hare and Hounds and The Masons Arms) are on the door step to complete the picture - we really cannot recommend The Chase highly enough.

Converted by the excellent, renowned builder, Robert Hughes in 2005 into 8 individual designed properties. This superb 'bijou' property still retains that new feeling! Having been owned by the current vendors from new they have reluctantly decided the time is now right for them to sell. Suitable for many different buyers - down sizers, young couples, first time buyers, weekend bolt-hole seekers or perhaps an excellent holiday let investment - it would certainly appeal to holiday makers ticking the boxes for peaceful location, walks close-by, south lakes attractions a short drive away, views and pub - to name just a few!

The entrance door opens into the spacious and welcoming Hallway. Useful shoe cupboard with matching meter cupboard over, under stairs storage cupboard and ample space for storage of bicycles perhaps. The generously proportioned Bedroom has a side aspect, double recessed built in wardrobes, very useful Utility closet with plumbing for washing machine, wall mounted LPG central heating boiler, coved ceiling and recessed ceiling spot lights. Door to the luxurious and contemporary En-suite Wet Room with attractive tiled walls, excellent, double, walk in shower, WC and wall mounted wash hand basin.

The very attractive, Beech staircase leads up to the Open Plan Living/Dining/Kitchen. What a lovely space. Sunny, airy and spacious, this lovely room enjoys some rural views and a 'Velux' roof window and there is ample space for both living and dining furniture. The Kitchen is tastefully furnished with cream shaker style wall and base cabinets with striking mosaic wall tiles. Stainless steel sink unit, integrated fridge and freezer and inbuilt 'NEFF' appliances including dishwasher, oven and gas hob.

Outside is a low maintenance, sunny, paved patio. A wonderful space to enjoy the breath-taking views and just soak up the surroundings. There is 1 designated Parking space and further Visitor Parking where the Communal Gardens can be found for all to enjoy.

Location Just a few miles to the east of Lake Windermere lies the secluded and unspoilt Winster Valley, a tranquil area of rolling hills, verdant fields and wooded slopes, perfect for escaping the pressure of modern life. A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at one of the excellent traditional pubs en route! (Both The Masons Arms and The Hare and Hounds in Bowland Bridge are only a short stroll away!) In fact, there are several Pubs/Restaurants in the area. There are 2 wonderful 15th Century Churches within walking distance and the towns of Kendal and Windermere are all within a short, scenic, drive. Although The Chase enjoys a magnificent, picturesque and peaceful location the M6 Motorway is within easy reach - approximately a 25-30 minute drive.

To reach the property from Junction 36 of the M6, turn left in the

direction of Barrow in Furness at Brettargh Holt. Follow the road and take the third right signposted Crosthwaite/Bowness on Windermere. Follow the road for approximately 5 miles and bear left towards Bowland Bridge. As you enter the village The Chase can be found on the left hand side, the development has private parking and is the first group of buildings just behind the Hare and Hounds public house and access is through their car park. No.7 The Chase is located to the right of the parking bays.

Accommodation (with approximate measurements)

Hallway

Bedroom 17' 2" max x 9' 8" max (5.23m max x 2.95m max)

En-Suite Shower Room

Open Plan Living/Dining/Kitchen 21' 0" x 14' 6" (6.4m x 4.42m)

Patio

Services: Mains electricity. LPG gas central heating. Private water supply. Shared septic tank with treatment plant.

Tenure: Leasehold. Subject to a 999 year lease dated 01/09/2004. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 4.5.24 not verified

Note: No.1 and No.3 The Chase have 'Emergency Only' access across the Patio Area.

Management Charges: Leasehold on the remainder of a 999 year lease from 2005. There is a management company which has been set up and the freehold is owned by the management company. Each property owner is an equal shareholder in the management company and the management charge for 2024/25 is £2581.34. This includes property insurance and maintenance of common areas and lighting and outside decoration.

Council Tax: Band C. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/remit.yacht.drooling>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £675-£700 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Holiday Letting Potential: Cottages.com have projected that this property could generate 41-51 viewings for 2024 which could generate a gross income of approx £18,350 - £23,167 per annum.



Bedroom



En-Suite Wet Room



Patio Area



View from the Communal Grounds

The Chase, Grange-Over-Sands, LA11



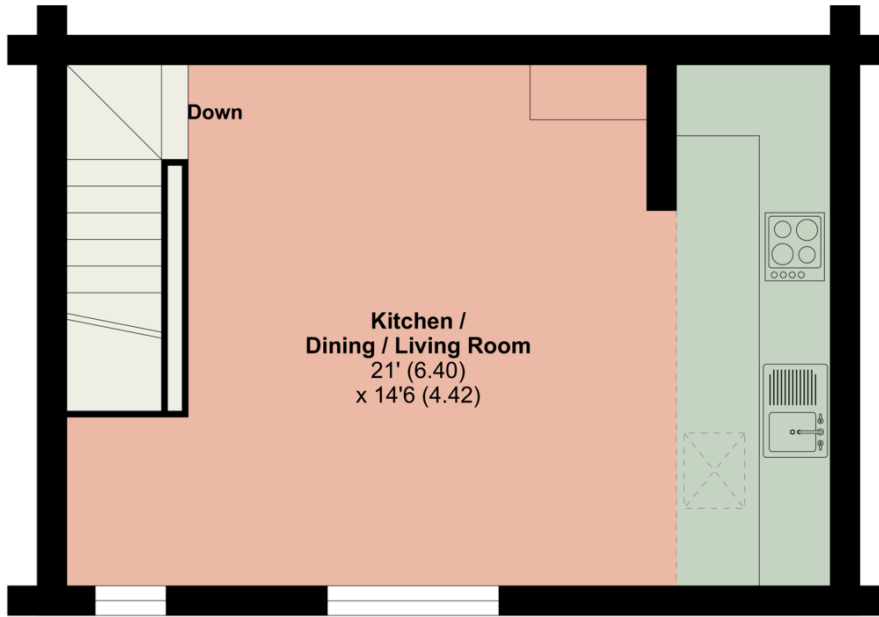
Denotes restricted head height

Approximate Area = 594 sq ft / 55.2 sq m

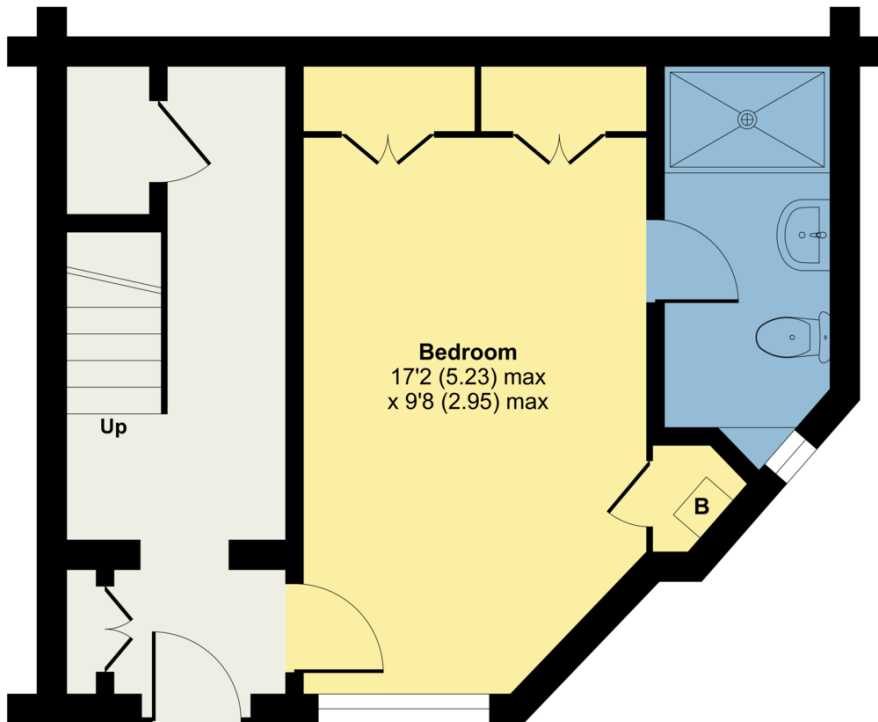
Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 657 sq ft / 61 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). © n/checom 2024. Produced for Hackney & Leigh. REF: 1120273

A thought from the owners - We have found the Winster Valley area to be a good choice of location it is peaceful yet not too far away to enjoy all the national park attractions and not least the surrounding areas, examples like Lakeside giving access to Lakes Cruise Steamers, local villages Grange, Cartmel, Ravensglass and Eskdale Steam Railway to name just a few.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/05/2024.

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