



## Bowness-on-Windermere

£850,000

Baddeley Cottage, Ferney Green, Bowness-on-Windermere, Cumbria, LA23 3ES

Nestled in the heart of Bowness On Windermere yet in a quiet location, Baddeley Cottage is a traditional Lakeland stone and slate built property that exudes charm and has been lovingly maintained over the years by the current owners. This delightful property offers a perfect blend of traditional features and modern comforts. This 3 bedroomed property benefits from having breath taking panoramic views of Lake Windermere and Lakeland fells that a photo struggles to capture.

### Quick Overview

- 3 Bedroomed property being part of a large superior dwelling
- Spacious open plan living area and conservatory and 3 bathrooms
- Peaceful yet convenient location
- Garden and patio seating area
- Views of Lake Windermere and the Lakeland fells
- Close to amenities and transport
- In good decorative order
- Ideal family home, 2nd home or holiday let
- Parking for several cars
- \*FTTC Superfast broadband available up to 35-60 Mbps



3



3



1



E



Superfast  
Fibre  
Broadband



Parking for  
several cars

Property Reference: W6137



Living area



Dining area



Kitchen



Kitchen

**Location:** Baddeley Cottage is situated within the popular area of Ferney Green on the fringe of Bowness on Windermere village. From Bowness proceed towards the Newby Bridge on the A592 passing the promenade and steamer piers, turning left after the Lakes Hotel sign into Ferney Green. Proceed up the hill and Baddeley Cottage can be found on the right slightly elevated enjoying a fantastic outlook.

**Property Overview:** As you step through the inviting front door, you are greeted by a spacious hallway with handy under stairs storage cupboard and with downstairs shower room comprising of WC, washbasin and shower, the hallway follows into a welcoming open plan living/dining room/conservatory. This room is a true highlight having views of Lake Windermere and the Lakeland fells, featuring a coal effect gas fire set on a slate hearth and with wooden lintel above. This area is able to be divided via a curtain and enables part of the living area to be used as extra bedroom accommodation.

Adjoining the living room is the conservatory constructed sympathetically with the existing house, which is a bright and airy space and has panoramic views of Lake Windermere and the fells and patio doors which lead out onto a paved seating area which gives a sense of "flying" over Bowness Bay.

The kitchen is by Wren and boasts plenty of wall and base units which provide ample storage and has appliances of integrated fridge and freezer, integrated slimline dishwasher, built-in Stoves electric oven and built in Neff gas hob with extractor fan over, which cater to all your culinary needs. On this floor is also a Utility Room plumbed for washing machine and having space for a dryer and which houses the Ideal gas boiler.

On the first floor are 3 double sized bedrooms with Bedroom 1 having large wall to wall wardrobes & bedroom 2 which has an en-suite of WC, pedestal washbasin, bath and separate Triton shower. Bedroom 3 is a twin bedroom with its own washbasin unit facilities. Both bedrooms 1 & 2 have the same fantastic views of Lake Windermere. Also on this floor is a further shower room comprising of WC, inset washbasin and vanity unit and Triton shower. On the landing there is access to a balcony, again having fantastic views to Lake Windermere and a built in cupboard housing the hot water cylinder, a loft ladder give access to a loft space which has been carpeted and is handy for storage.

Outside to the front of the property you will find parking for several cars and various shrubs and borders and to the rear is a tiered garden area with various shrubs, plants and trees and a patio seating area ideal for dining out on in those Summer months whilst taking in the breathtaking views. To the side of a house is a shed.

For a little history associated with the property, Baddeley Mount was originally a detached dwelling built in 1929 by Millicent Baddeley and subsequently converted into two dwellings in 1962. The original name came from the widow of (Millicent) MJB Baddeley (1843-1906) who was famous for writing walking



Conservatory



Living/Dining area



Conservatory and dining area



Living/Dining area



Bedroom 1



Bedroom 2

guide books called the "Thorough Guide Series" and locally for writing "The English Lake District" first published in 1880. Although obviously never occupied by Mr Baddeley as he had passed away, it was occupied by his widow for many years and has links to Baddeley Clock on the junction of Lake Road and New Road in Windermere which was built in 1907 as a memorial to Mountford John Byrole Baddeley.

Baddeley Cottage offers a unique opportunity to own a house in a quiet location, yet close to amenities and in the heart of the Lake District. Don't miss your chance to make Baddeley Cottage your own.

The owners are prepared to include the furniture, fixtures and fitting under separate negotiation.

Accommodation: (with approximate measurements)

Entrance Hall

Shower Room

Open Plan living/dining room 23' 0" overall x 12' 10" max (7.01m x 3.91m)

Open Plan Conservatory 12' 0" x 10' 10" max (3.66m x 3.3m)

Kitchen 12' 6" x 9' 6" max (3.81m x 2.9m)

Utility Room 7' 0" x 4' 8" (2.13m x 1.42m)

Stairs from the entrance hall lead to first floor:

Landing

Balcony 7' 10" x 6' 8" (2.39m x 2.03m)

Bedroom 1 15' 7" into bay x 11' 9" into wardrobes (4.75m x 3.58m)

En-suite bathroom

Bedroom 2 13' 0" x 10' 7" max (3.96m x 3.23m)

Bedroom 3 11' 11" max x 9' 0" max (3.63m x 2.74m)

Shower Room

Property Information:

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

Council Tax: Westmorland and Furness Council – Band F.

Tenure: Freehold. Vacant possession upon completion.

Please note that there is a flying freehold with the next door



View



Patio seating area



OS Plan



Rear patio



View

property Baddeley Mount as the bathroom of Baddeley Cottage is above the porch of Baddeley Mount.

**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:** //brink.gazes.reading

**Notes:** \*Checked on <https://www.openreach.com/> 22nd August 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

# Meet the Team

## Mike Graham F.N.A.E.A.

Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



## Nicole Fallowfield

Assistant Branch Manager

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



## Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



## Jacqui Todd

Sales Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



## Michael Critchley

Viewing Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



## Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



## Sean Smith

Professional Photographer

hlphotography@hackney-leigh.co.uk



## Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



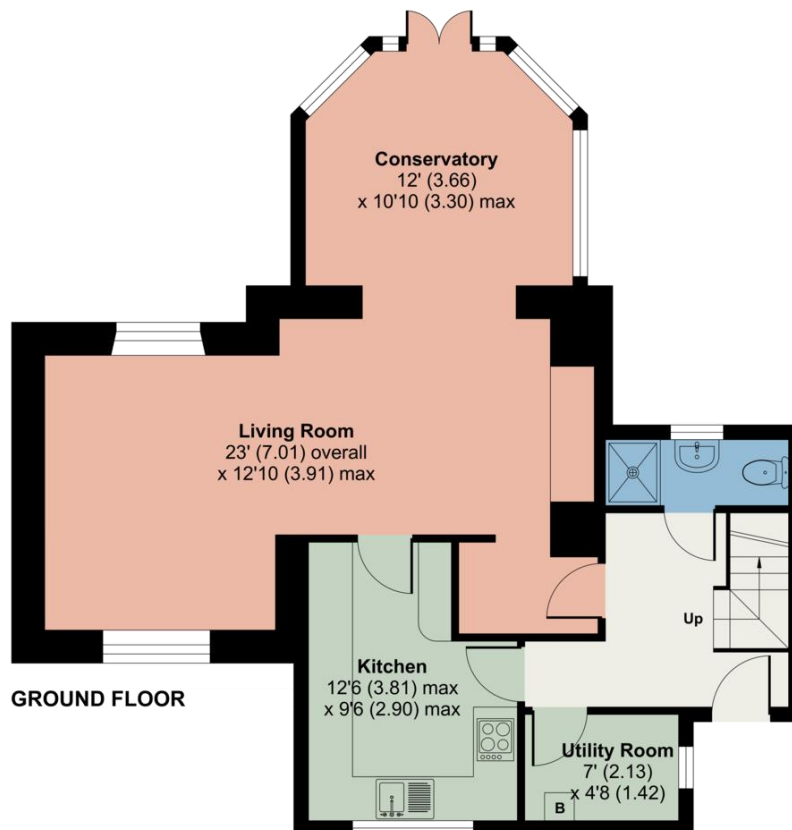
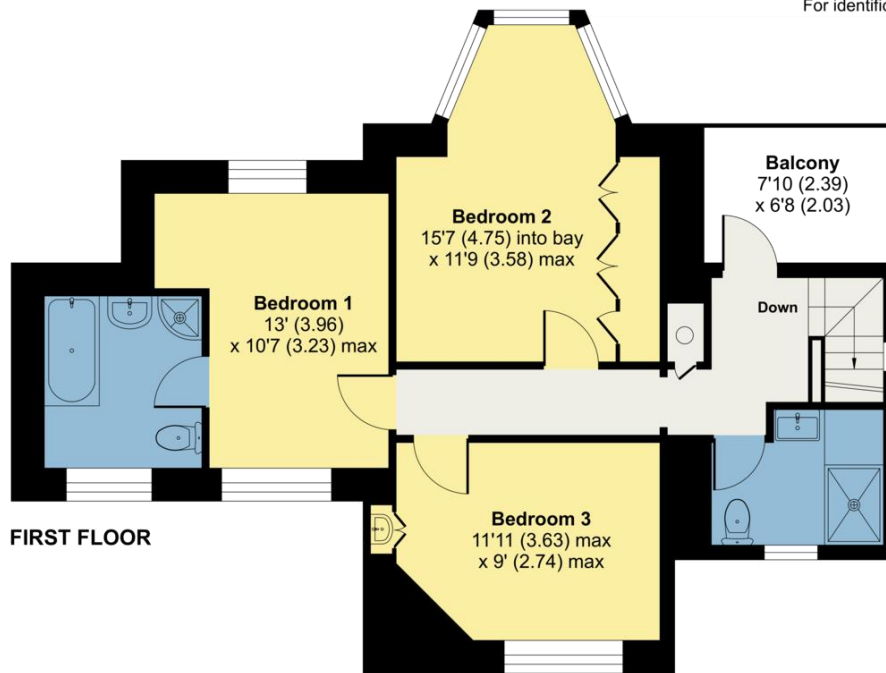
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-

# Baddeley Cottage, Ferney Green, Bowness-on-Windermere, LA23

Approximate Area = 1305 sq ft / 121.2 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). © n|cheom 2024. Produced for Hackney & Leigh. REF: 1174914

**A thought from the owners...** From our peaceful and idyllic location, a short walk takes you into the centre of Bowness, a few minutes from the house you can ascend the fells above Bowness and beyond, a 5 minute drive will take you to the car/pedestrian ferry to western shore of Windermere.

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 10/09/2024.

Request a Viewing Online or Call 015394 44461