



Bowness-on-Windermere

£230,000

4 Brantfell House, Brantfell Road, Bowness-on-Windermere, Cumbria, LA23 3EG

4 Brantfell House is a 2 bedroomed apartment situated in the centre of Bowness-on-Windermere, close to all the amenities and having views of Lake Windermere and the Lakeland fells beyond. This property is an ideal first home, 2nd home or holiday let.

Quick Overview

- 2 bedroomed apartment
- 1 reception room and 1 bathroom
- Central location
- Lake views
- No chain
- Close to amenities
- In good decorative order
- Ideal first home, 2nd home or holiday let
- Communal parking
- *Ultrafast fibre broadband



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Ultrafast
Fibre
Broadband



Communal
Parking

Property Reference: W6256



Living Room



Kitchen



Kitchen



Bedroom 1

Location: Set at the heart of the Lake District National Park within the village of Bowness-on-Windermere, 4 Brantfell House comprises part of a development of apartments and one house. Perched above Lake Windermere this building is ideally placed, enjoying a quiet elevated position with views of the lake and fells and just one step away from the bustling village of Bowness with its shops and restaurants.

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road carry on this road for about 50 yards and the entrance to Crown Rigg flats (left turning immediately after Virginia Cottage Guest House) and follow the driveway round and the parking is at the end of the Crown Rigg development. 4 Brantfell House is on the left.

Property Overview: Welcome to 4 Brantfell House, a delightful apartment situated in the heart of Bowness-on-Windermere, offering in good decorative order. This charming property presents an exceptional opportunity to own a piece of the Lake District, renowned for its breathtaking landscapes and tranquil lifestyle.

The spacious living area, provides the perfect setting for relaxation and entertaining. Large windows flood the room with natural light, offering picturesque views of Lake Windermere and the surrounding fells and allowing you to truly appreciate the beauty of the Lakes.

The well-appointed kitchen features modern appliances of integrated Lamona electric oven, inset Lamona electric hob with extractor over and ample storage space, space for fridge/freezer and washing machine.

This property boasts two bedrooms, each offering a peaceful retreat at the end of the day.

Outside there is communal parking.

Located just a short stroll from the vibrant centre of Bowness, you'll have easy access to an array of shops, restaurants, and recreational activities. Whether you're exploring the local boutiques or embarking on a scenic walk around Lake Windermere, this location offers endless possibilities for adventure. Don't miss the chance to make 4 Brantfell House your new home.

Accommodation: (with approximate measurements)

Communal Entrance Hall
Hallway

Stairs lead to:-

Living Room: 15' 7" x 13' 1" (4.75m x 3.99m)

Kitchen/Dining Room: 12' 7" x 6' 8" (3.84m x 2.03m)

Bedroom 1: 9' 4" min x 8' 3" max (2.84m x 2.51m)

Bedroom 2: 10' 4" max x 7' 2" max (3.15m x 2.18m)

Bathroom

Property Information:

Services: Mains electricity, water and drainage connected. Electric heating.

Tenure: Long leasehold for a term of 999 years. Vacant position upon completion. Subject to an annual ground rent of £1.00 per annum. There is a service charge of £619.11.

Council Tax: Westmorland and Furness Council - Band C.

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words: //heartless.snack.grips

Notes: *Checked on <https://www.openreach.com/> 13th June 2025 - not verified.

Mobile Coverage: EE, Three, O2 and Vodafone

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).



Bedroom 2



Shower Room



View

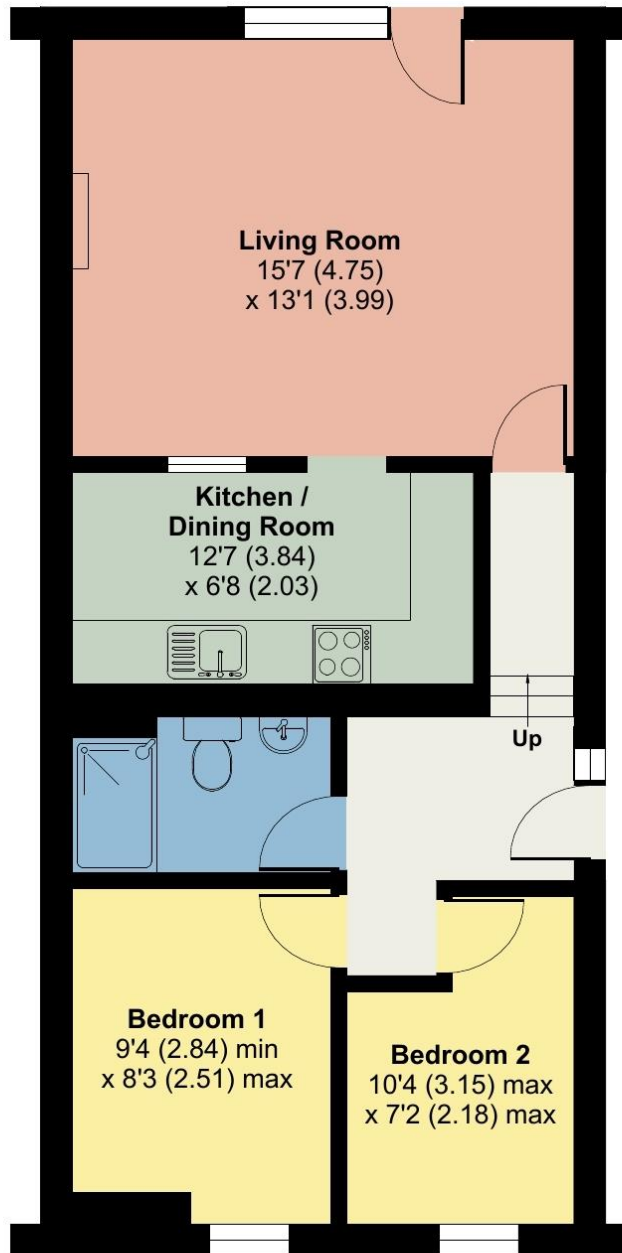


View

4 Brantfell House, Brantfell Road, Bowness-on-Windermere, LA23

Approximate Area = 591 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1311515

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