



Bowness-on-windermere

£185,000

3 Spinnery Cottage, Brantfell Road, Bowness-on-windermere, Cumbria, LA23 3AE

Positioned close to the the heart of the vibrant Bowness on Windermere, this delightful one-bedroom ground floor apartment offers an idyllic retreat just an short stroll from all local amenities.

Forming part of a quaint, small development, this property offers modern convenience and an ideal choice for those seeking a tranquil second home or a permanent residence in this popular Lake District village.

Quick Overview

Ground floor apartment

1 double Bedroom

Open plan living kitchen area

Shower Room

Conversion of traditional stone property

Allocated parking for 1 vehicle

Convenient position close to Bowness Centre

Gas Central Heating & UPVC Double Glazing

No Upward Chain!

Superfast Broadband available*



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Superfast available



Allocated parking for 1 vehicle

Property Reference: W6270



Entrance Hall



Open Plan Living Area



Open Plan Living Area



Kitchen

As you step inside, you are greeted by a practical entrance hall and beyond a spacious open-plan living area with two defined spaces for cooking and living. This space has been thoughtfully designed to maximise space and light, enjoying a dual aspect. The living room benefits from a focal point electric fire and feature shelves. The oak kitchen offers a range of wall and base units with contour worksurface incorporates a single drainer inset sink. There is a cooker with concealed extraction over. Complementary tiling to walls.

The generously sized bedroom provides a peaceful sanctuary, complete with ample storage from double wardrobes. There is a large picture window to the rear which brings in a great amount of natural light.

The well appointed shower room offers a pedestal wash basin, WC and corner shower cubicle with shower attachment. Complementary tiling to walls and extractor to ceiling.

The apartment also benefits from gas central heating and double glazing, ensuring comfort throughout the year.

Outside, the property boasts allocated parking within a charming courtyard area and a spare parking bay for visitors to the flats, providing both convenience and security. This feature, combined with the apartment's low-maintenance nature, makes it an ideal lock-up-and-leave option for those who love to travel or split their time between homes. This charming apartment offers comfort and the stunning shores of Lake Windermere are within easy reach, offering endless opportunities for outdoor adventures and relaxation.

Accommodation: (with approximate measurements)
Entrance Hall

Open Plan Living Space 15' 3" x 14' 4" (4.65m x 4.37m)

Bedroom 11' 7" x 9' 3" (3.55m x 2.82m)

Shower Room

Outside: Designated parking for 1 vehicle. Outbuilding with housing boiler.

Property Information

Services: Mains water, mains drainage, mains gas and mains electricity.

Tenure: Leasehold - 999 year lease from September 2004. A management charge of £1200 annually covers building insurance, gas and electricity, garden and is payable to Spinnery Cottages Management Company. Ground rent is not payable.

Council Tax: Band B

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3words & Directions: ///competent.powering.suffix

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road. Continue up the hill into Brantfell Road and proceed for approximately 300 yards. Upon seeing the sign for Spinnery Cottage proceed past the building on the right and turn right into Fairfield. Turn immediately right into the courtyard of Spinnery Cottage and parking is on the right hand side.

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



Bedroom



Shower Room



Exterior

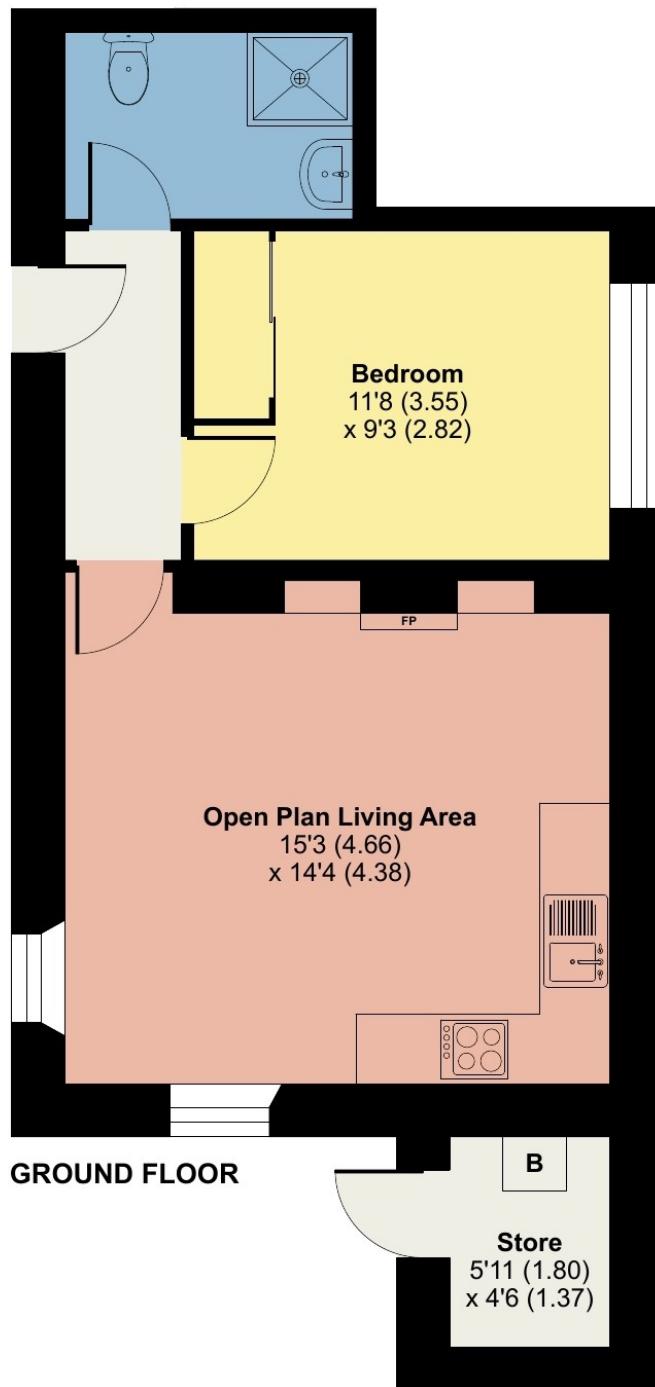
3 Spinnery Cottage, Brantfell Road, Bowness On Windermere, LA23

Approximate Area = 410 sq ft / 38 sq m

Store = 27 sq ft / 2.5 sq m

Total = 437 sq ft / 40.5 sq m

For identification only - Not to scale



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