



Braithwaite Fold Longtail Hill, Bowness-On-Windermere  
£1,495,000





## Braithwaite Fold Longtail Hill, Bowness-On-Windermere

This stunning Grade II listed detached cottage sits proudly on a generous plot in one of Bowness-on-Windermere's most desirable locations. Just a one minute walk from the marina and moments from the lake, this exceptional home blends charming period character with impressive living space, offering a rare opportunity in this highly sought after setting. With exposed beams, original windows and rustic stonework throughout, the property exudes warmth, history and timeless appeal.

The ground floor offers a wonderful balance of cosy charm and generous space. The elegant sitting room features original windows, exposed beams and a fabulous gas living flame fire, creating a beautifully inviting atmosphere. A separate, spacious dining room provides the perfect setting for entertaining, complete with a characterful log burning stove. The rustic fitted kitchen is full of charm with wooden units, granite worktops and excellent workspace, along with a back door leading directly into the garden. A practical utility room with WC adds further convenience.

Upstairs, the home continues to impress with four bedrooms, including three excellent double rooms and a fourth single room ideal as a home office, dressing room or nursery. Two of the bedrooms benefit from modern en suite shower rooms, while the luxurious four piece family bathroom features a stunning freestanding bath. There is a Spinning Gallery accessed off the landing and built in storage throughout the property ensures effortless organisation and comfort.

Separate from the main house, there is a barn which consists of a substantial home gym and the newly converted self contained annexe offers superb versatility. With a ground floor home office / living room, a media room having a stunning vaulted ceiling, one double bedroom and a modern shower room, it provides the perfect solution for guest accommodation, multigenerational living or potential holiday letting, subject to any necessary consents.

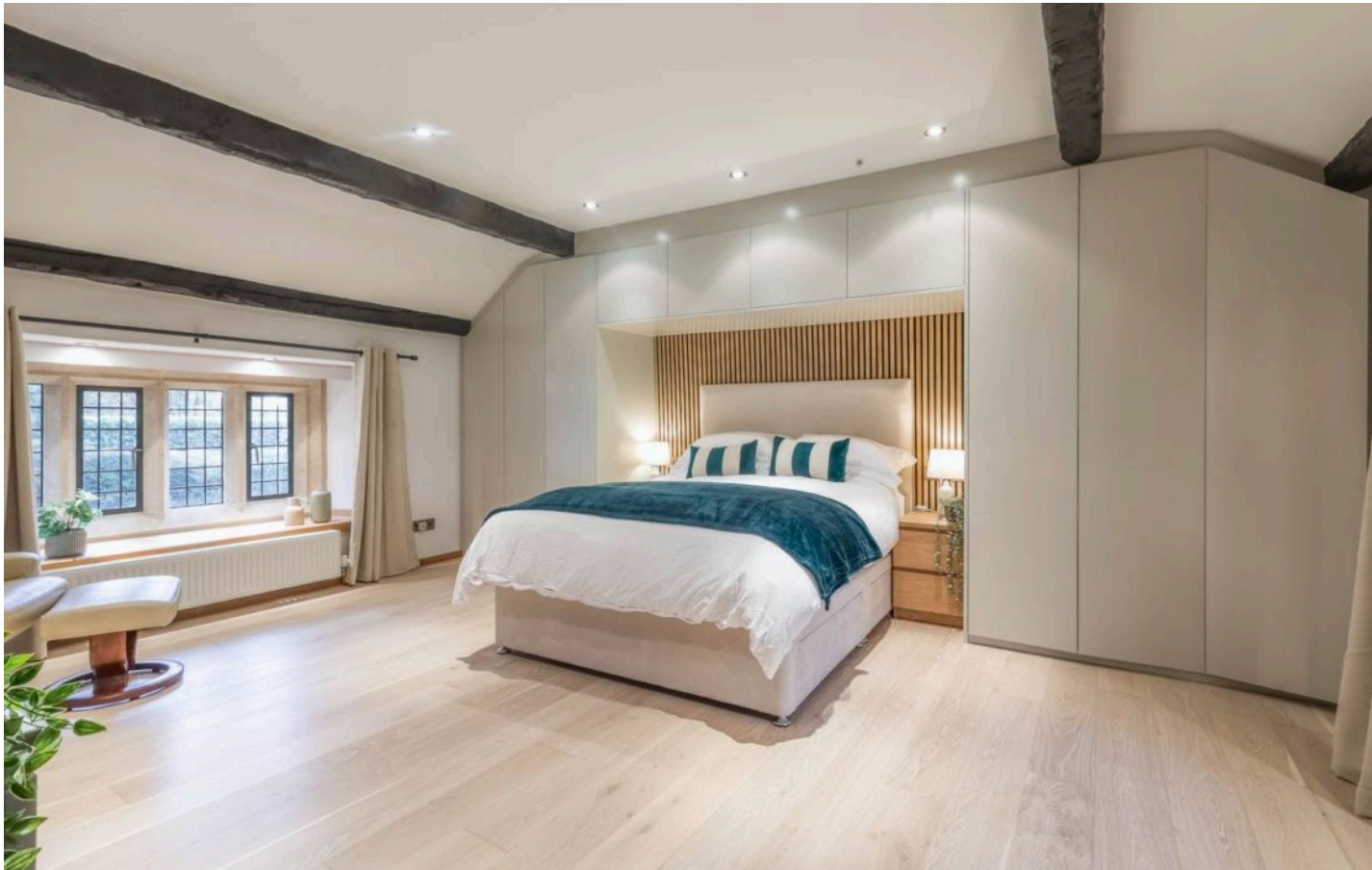
Externally, the cottage sits within beautiful private wraparound gardens, featuring lawns, patio areas and mature shrubs, creating multiple places to relax and enjoy the peaceful surroundings with the added bonus of a gate at the bottom of the garden leading direct to the marina. The property is approached through an electric, password protected gated entrance and offers extensive driveway parking for several vehicles. This exceptional home combines character, quality and incredible location.











## GROUND FLOOR

### HALLWAY

28' 5" x 4' 4" (8.67m x 1.31m)

### LIVING ROOM

21' 3" x 16' 5" (6.47m x 5.01m)

### DINING ROOM

17' 9" x 13' 0" (5.42m x 3.96m)

### KITCHEN

12' 0" x 14' 0" (3.65m x 4.27m)

### WC / UTILITY

7' 5" x 7' 2" (2.26m x 2.19m)

### LANDING

7' 8" x 3' 11" (2.34m x 1.20m)

### PRINCIPAL BEDROOM

17' 7" x 14' 4" (5.35m x 4.36m)

### EN SUITE

8' 0" x 6' 11" (2.43m x 2.12m)

### LANDING

11' 9" x 9' 7" (3.59m x 2.93m)

### BEDROOM 2

15' 9" x 12' 8" (4.80m x 3.87m)

### EN SUITE

7' 10" x 4' 10" (2.38m x 1.48m)

### BEDROOM 3

12' 4" x 11' 3" (3.76m x 3.44m)

### BEDROOM 4

9' 1" x 8' 2" (2.77m x 2.50m)

### BATHROOM

10' 7" x 7' 3" (3.22m x 2.22m)





## ANNEX

### GYM

17' 7" x 14' 3" (5.37m x 4.34m)

### HOME OFFICE / LIVING ROOM

20' 2" x 12' 6" (6.14m x 3.82m)

### LANDING

10' 8" x 6' 11" (3.24m x 2.10m)

### MEDIA ROOM

17' 8" x 15' 5" (5.39m x 4.71m)

### BEDROOM

12' 10" x 10' 7" (3.91m x 3.22m)

### SHOWER ROOM

8' 1" x 5' 9" (2.47m x 1.75m)

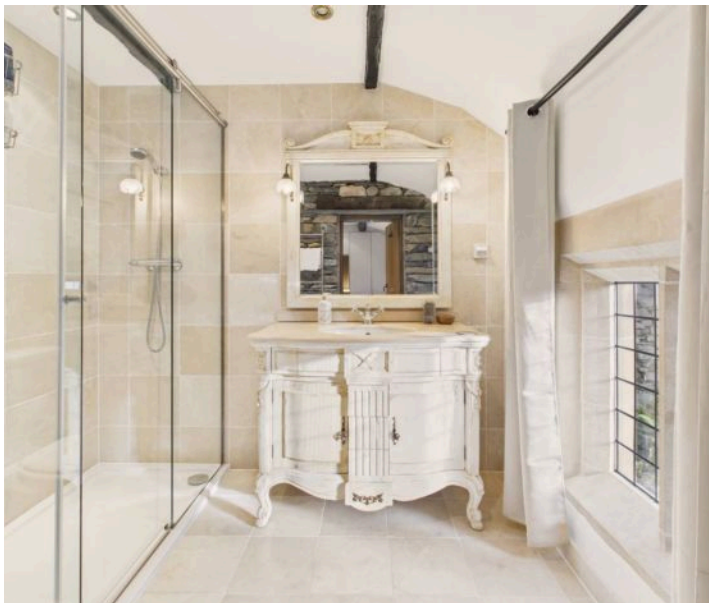
### UNDERCROFT

22' 4" x 12' 0" (6.80m x 3.66m)

**EPC RATING: D**

**COUNCIL TAX BAND: G**

**TENURE: FREEHOLD**



**DIRECTIONS:** From Bowness-on-Windermere town centre, head west along Lake Road and continue onto Longtail Hill, keeping left where the road splits. Braithwaite Fold is set back from the road on the right hand side.

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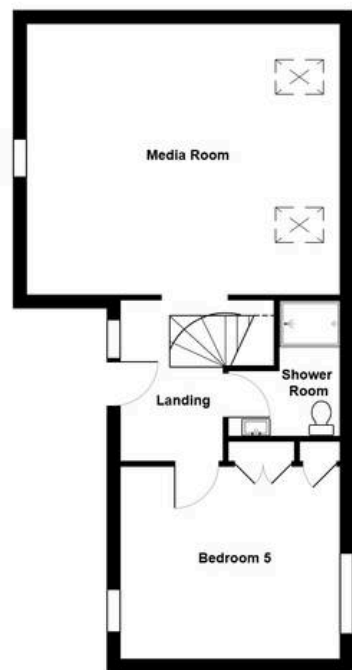




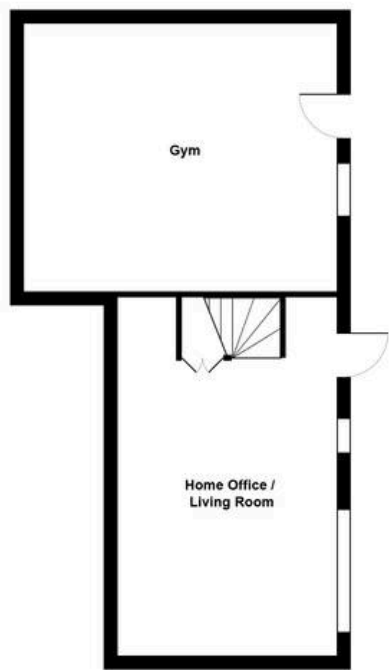
- Stunning Grade II listed detached cottage full of charm, character and beautiful architectural details including Spinning Gallery
- Prime Bowness-on-Windermere location, just a one minute stroll from the marina and all the village has to offer
- Elegant sitting room featuring exposed beams, a gas stove and original windows, creating a warm, inviting atmosphere
- Spacious dining room perfect for entertaining, complete with a charming log burning stove
- Rustic fitted kitchen with wooden units, granite worktops and direct access to the garden
- Four bedrooms, including three generous doubles, two with stylish en suite shower rooms, and one with fitted wardrobes
- Luxurious four-piece family bathroom featuring a stunning freestanding bath
- Beautiful private wraparound gardens with lawned areas, patio seating and mature shrubs
- Self contained two bedroom annexe, newly converted with a lounge and shower room, ideal for guests, multigenerational living or income potential
- Secure gated entrance and extensive parking with an electric coded gate, large driveway for multiple vehicles







Annexe - First Floor



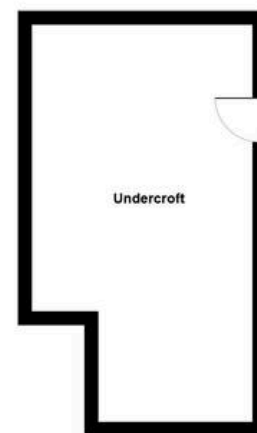
Annexe - Ground Floor



First Floor



Ground Floor



Undercroft

Braithwaite Fold, Longtail Hill, Bowness-on-Windermere

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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# THW Estate Agents

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