

Bowness-on-Windermere

£785,000

1 Beechwood Close, Bowness-on-Windermere, Windermere, LA23 3AB

Welcome to 1 Beechwood Close, a delightful three-bedroom detached house that promises a tranquil retreat with the convenience of modern living. Elevated above the picturesque village of Bowness and set in a peaceful cul-de-sac, this charming property offers an opportunity to enjoy the surrounding scenery and private living whilst being conveniently close to local amenities.

Quick Overview

- Detached house
- 3 double sized bedrooms
- 1 bathroom, 1 en-suite shower room
- 2 reception rooms
- Underfloor heating in kitchen and dining room
- Immaculate interior with designer wallpaper throughout
- Sought after cul-de-sac location
- Stunning views of Lake Windermere
- Garage and off road parking for 3 cars
- Superfast Fibre Broadband



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Superfast
Fibre
Broadband



Garage and Off
Road Parking for
3 cars

Property Reference: W6308



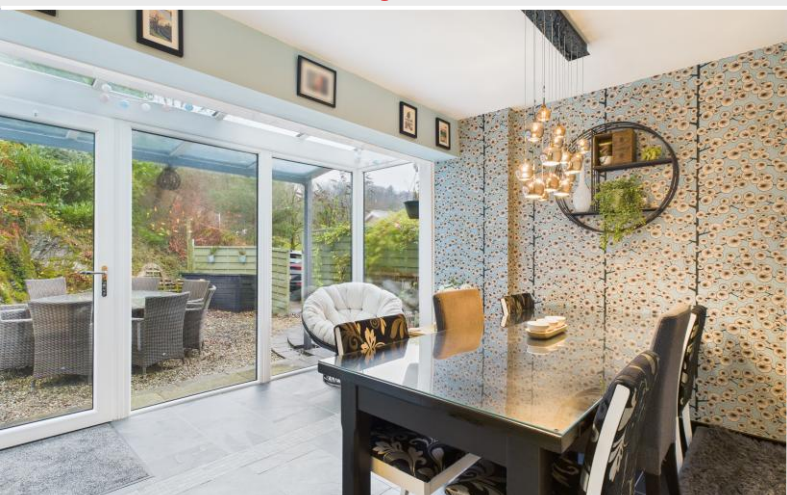
Porch and rear entrance



Living Room



Living Room



Dining Area

Accessing the property from the off-road parking, you are greeted by an immaculately presented interior with designer flare at its best. The doubled glazed UVPC porch overlooks the rear garden and seating area, perfect for guest entertaining or your morning coffee.

The dining area has ample room for family gatherings and the adjacent well-equipped kitchen provides a great number of wall and base units with built in appliances to include a fridge/freezer and Zanussi dishwasher. The worksurface incorporates a Smeg 5 ring gas hob with discreet extractor, oven, moulded sink and drainer. Both kitchen and dining room boast underfloor heating.

The adjacent utility room houses wardrobes for family boot and coat wear as well as a cupboard that holds the washer and dryer as well as a separate cupboard that houses an additional fridge/freezer. There is a wash up sink and sufficient work surfaces.

The well-proportioned living room enjoys a large picture window and double-glazed glass doors opening onto the balcony, allowing natural light to floor the space. The balcony is ideal for your summertime entertaining needs whilst the Gazco gas burning fire place is perfectly positioned for the colder evenings.

The hallway boasts Designer Guild wallpaper and leads to the primary double sized bedroom with a full walk-in wardrobe designed to cater for every need, to name one, wall mounted electric heating for air circulation and much more. The spacious en-suite shower room, fabulous wallpaper, integrated vanity slab, WC and wash hand basin as well as ample storage offers a touch of elegance.

Journeying to the first floor of this charming property you will find two double sized bedrooms and the family bathroom which is centrally positioned between the two bedrooms, offering a Mira shower over the bath, Heritage WC and wash hand basin. Bedroom 2 is generous in size and offering stunning views of the Lakes picturesque scenery and the third double bedroom on this floor is equally inviting with large double-glazed windows overlooking the rear garden.

Outside, the property continues to impress with the gardens, bordered by woodland, attract a variety of birdlife, offering a delightful connection to nature. The garage, housing the gas boiler and offering additional parking space for one car has stairway access to the front door, convenience is at your doorstep.



Living Room



Kitchen area



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3

This unique property is a must-see for those seeking a harmonious blend of comfort, style, and natural beauty. Don't miss the opportunity to make 1 Beechwood Close your new home

Accommodation: (with approximate measurements)

Entrance Porch

Dining area: 10' 9" x 14' 5" (3.28m x 4.41m)

Kitchen area: 9' 11" x 10' 1" (3.03m x 3.08m)

Utility Room: 8' 3" x 6' 3" (2.54m x 1.92m)

Living Room: 21' 11" x 11' 7" (6.69m x 3.55m)

Balcony: 10' 6" x 6' 3" (3.21m x 1.92m)

Hallway:

Bedroom 1: 16' 11" x 9' 7" (5.18m x 2.94m)

En-Suite shower

First Floor

Bedroom 2: 17' 1" x 11' 8" (5.22m x 3.57m)

Bedroom 3: 12' 10" x 10' 2" (3.93m x 3.10m)

Bathroom

Garage: 10' 11" x 20' 0" (3.34m x 6.11m)

Property Information

Council Tax: Westmorland and Furness Council - Band F

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

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.



Dining area / Kitchen



Rear garden - outdoor seating area



Rear Elevation



Parking



Views

What3words & Directions: [///swam.picnic.linen](https://www.what3words.com/swam.picnic.linen)

From Windermere proceed into Bowness from Windermere on Lake Road bearing left on to Helm Road, immediately after the Lakeland shop. Continue up the hill past the Ro Hotel and Beechwood Close is on the right hand side and No 1 is on the left 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).

Meet the Team

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Viewings available 7 days a week
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 <p>Lower Ground Floor</p>	 <p>Ground Floor</p>	 <p>Approximate total area⁽¹⁾</p> <p>153.6 m² 1653 ft²</p> <p>Balconies and terraces</p> <p>6.1 m² 66 ft²</p> <p>Reduced headroom</p> <p>3 m² 32 ft²</p>
  <p>First Floor</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

A thought from the owners...

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