

Bowness-on-Windermere

£395,000

The Hideout, 14 Quarry Brow, Bowness-on-Windermere, LA23 3DW

Discover The Hideout, a unique and stylish property, set in the heart of Bowness-on-Windermere, perfectly positioned for those seeking a holiday escape or weekend break, this one-bedroom 'upside down' property is arranged over 3 floors and is a very successful holiday let.

Quick Overview

- 1 bedroomed luxury holiday let
- 2 reception rooms
- 1 shower room, spa bath and separate shower
- Arranged over 3 floors
- Close to centre of Bowness-on-Windermere
- Sumptuous decor
- Rear balcony
- Ideal holiday let or bolt hole
- Designated parking
- *Ultrafast fibre broadband



1



1



2



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Ultrafast
available



Designated
parking

Property Reference: W6327



Open plan living / kitchen area



Balcony



Breakfast bar and kitchen



Living area

The accommodation consists of one generous double bedroom, an adjacent shower room. First floor open plan, fully fitted kitchen with breakfast bar leading to living room, accessing onto a balcony and at lower ground floor and an open plan entertainment den complete cinema room with a feature mini bar and luxury spa bath and separate shower.

The property is accessed via an external staircase and once inside the generous bedroom located off the entrance hall, offers a sumptuously decorated space - perfect for relaxation. Opposite, the shower room, which is finished to a high standard, is fully tiled and comprises walk in shower, WC and wash hand basin. The landing space has a built in cupboard for all important storage and a stairs to first floor and quirky spiral staircase to ground floor.

Heading to the first floor, you will find a contemporary fully equipped kitchen with electric hob with extractor over, integral fridge and separate under counter freezer. Logic dishwasher, washing machine and dryer. Ample wall and base units means storage is never an issue and the work surface incorporates a breakfast bar area and a single drainer sink unit. The open plan space seamlessly links to the living room with media wall as a focal point and uPVC double glazed doors which offer generous natural light. The balcony beyond is perfect for relaxation, morning coffee or a sundowner!

Descending to the ground floor, you will find a luxury spa bath, separate shower and an open plan entertainment/cinema room with large, flat screen TV alongside a mini bar, catering for your entertainment. There is an alternative private entrance /exit from the ground floor that leads onto the parking area to the rear of the property.

The Hideout offers designated parking for guests and the property is secured by full day security. With Bowness-on-Windermere's charming shops, cafes, attractions and the shores of Lake Windermere, just a short stroll away.

Accommodation (with approximate measurements):

First Floor

Bedroom: 16' 0" x 11' 3" (4.90m x 3.44m)

Shower room

Second Floor

Kitchen: 15' 11" x 12' 0" (4.85m x 3.66m)

Living Room: 16' 2" x 11' 9" (4.94m x 3.60m)

Balcony



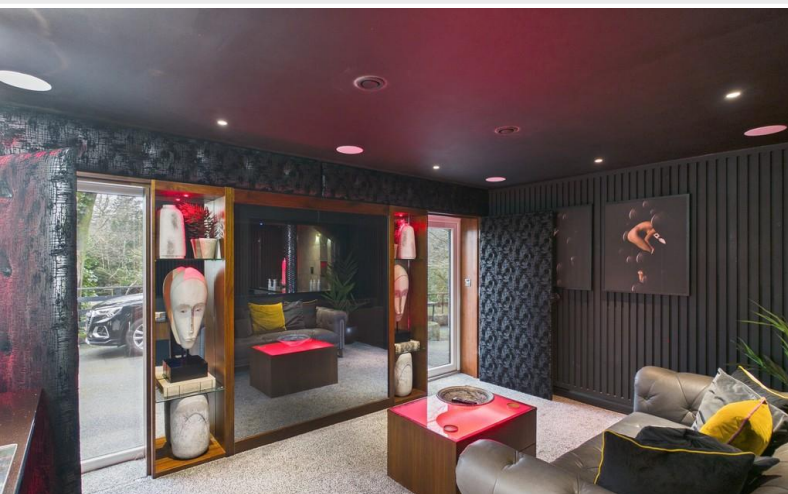
Open plan living /kitchen area



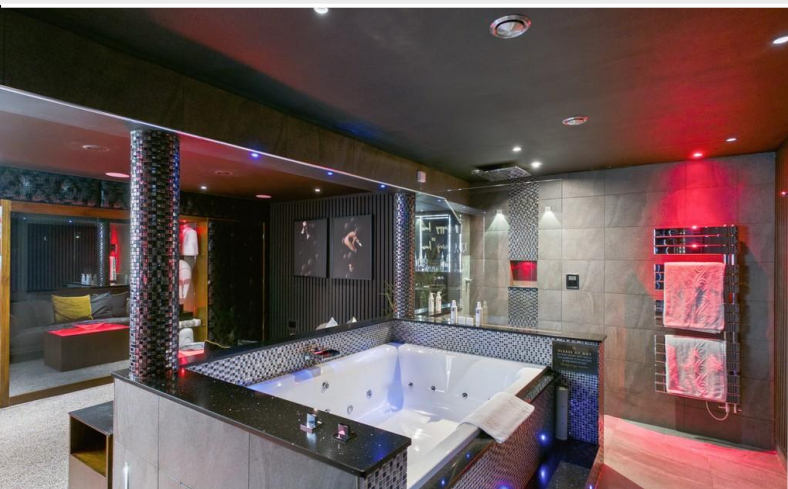
Kitchen



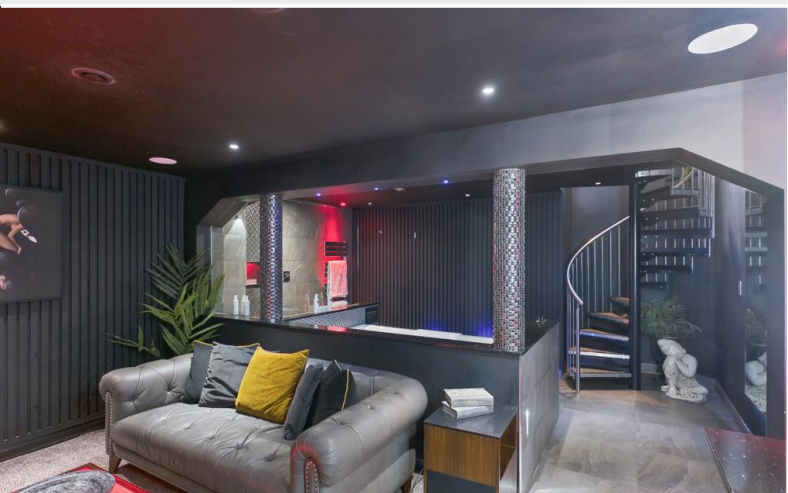
Bedroom



Lower Ground floor cinema area



Luxury spa bath



Lower ground floor cinema room

Ground Floor

Entertainment Area/Cinema room: 15' 9" x 10' 6" (4.82m x 3.22m)

Spa area: 16' 1" x 8' 6" (4.91m x 2.61m)

Property Information:

Business Rates: £598.80 per annum

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.

What3Words & Directions: [///brink.eggshell.nowadays](http://brink.eggshell.nowadays)

Conveniently situated within a few minutes walk of the village centre offering a variety of shops and restaurants, Bowness Bay and Lake Windermere. From the mini roundabout at the bottom of Crag Brow in the centre of Bowness bear right onto Rayrigg Road. Turn right almost opposite Fallbarrow Holiday Park into Quarry Brow and No.14 can be found a short way along on the left.

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).



Spar bath and seperate shower



Mini bar



Balcony and views



Balcony and views

Request a Viewing Online or Call 015394 44461

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Viewings available 7 days a week
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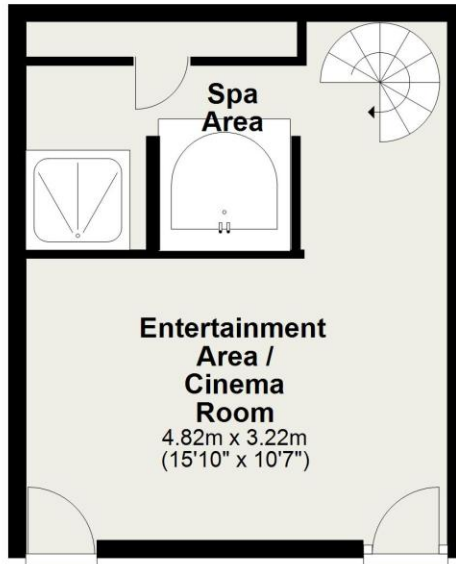


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Ground Floor

Approx. 28.8 sq. metres (310.2 sq. feet)

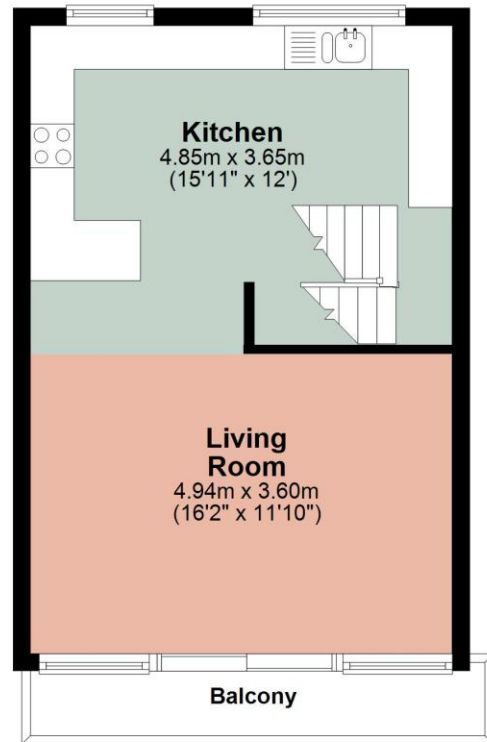


Second Floor

Approx. 36.0 sq. metres (387.2 sq. feet)

First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

14 Quarry Brow, Windermere

A thought from the owners...

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