



8 Fairfield, Bowness-On-Windermere  
£575,000



## 8 Fairfield

Bowness-On-Windermere, Windermere

Set in an elevated position within the highly sought after area of Bowness-on-Windermere, this architect designed three bedroom home enjoys far reaching views towards Lake Windermere and the surrounding fells. Built in 1974 as the architect's own residence, the property offers a unique and thoughtfully designed layout. Ideally placed for access to local shops, cafes and amenities, it also provides excellent access to the wider Lake District National Park, and great road and rail links.

The accommodation is well proportioned and presented throughout. A generous living room opens onto a balcony, perfectly positioned to take in the views. The dining room provides a great space for entertaining and connects through to the modern kitchen, which is fitted with integrated appliances and offers good storage and workspace. Upstairs there are three well sized bedrooms, all of which are comfortable doubles, along with a contemporary four piece bathroom and a separate shower room, providing flexibility for family living or visiting guests.

Externally, the property benefits from both front and rear garden seating areas. The rear garden is particularly private and has been landscaped to include decking and patio seating areas, creating an ideal space for relaxing or entertaining. The front garden is well maintained and enjoys the elevated outlook. A substantial double garage with power, lighting and water provides excellent storage or workshop potential, with driveway parking available in front.

A well presented and individual home in a prime Lake District setting, offering space, views and versatility. Early viewing is highly recommended to fully appreciate all that is on offer.

- Architect designed three bedroom home in a sought-after Bowness-on-Windermere setting
- Generous living room opening onto a balcony to fully enjoy the outlook
- Modern fitted kitchen with integrated appliances and good workspace
- Well presented and thoughtfully updated throughout, offering ready to move into accommodation
- Separate dining room connecting to the kitchen, ideal for entertaining
- Three well-proportioned bedrooms, all comfortable doubles
- Contemporary bathroom and separate shower room for added practicality
- Ample parking and a substantial double garage with power and lighting
- Beautifully landscaped, private rear garden with decking and patio areas
- Elevated position with stunning views towards Lake Windermere and the surrounding fells





#### **PORCH**

3' 10" x 6' 5" (1.18m x 1.96m)

#### **HALLWAY**

8' 0" x 3' 10" (2.44m x 1.16m)

#### **LIVING ROOM**

14' 1" x 17' 0" (4.29m x 5.19m)

#### **DINING ROOM**

11' 3" x 16' 3" (3.44m x 4.96m)

#### **KITCHEN**

14' 2" x 7' 8" (4.31m x 2.33m)

#### **ENTRY**

3' 8" x 6' 5" (1.12m x 1.95m)

#### **WC**

6' 3" x 9' 9" (1.91m x 2.96m)

#### **LANDING**

6' 4" x 13' 11" (1.93m x 4.25m)

#### **BEDROOM**

11' 11" x 11' 10" (3.64m x 3.61m)

#### **BEDROOM**

11' 11" x 11' 10" (3.63m x 3.60m)

#### **BEDROOM**

11' 0" x 9' 7" (3.36m x 2.93m)

#### **BATHROOM**

7' 10" x 8' 0" (2.38m x 2.44m)

#### **SHOWER ROOM**

4' 7" x 8' 5" (1.40m x 2.57m)



## SERVICES

Mains electric, gas ,water and drainage.

EPC Rating: C.

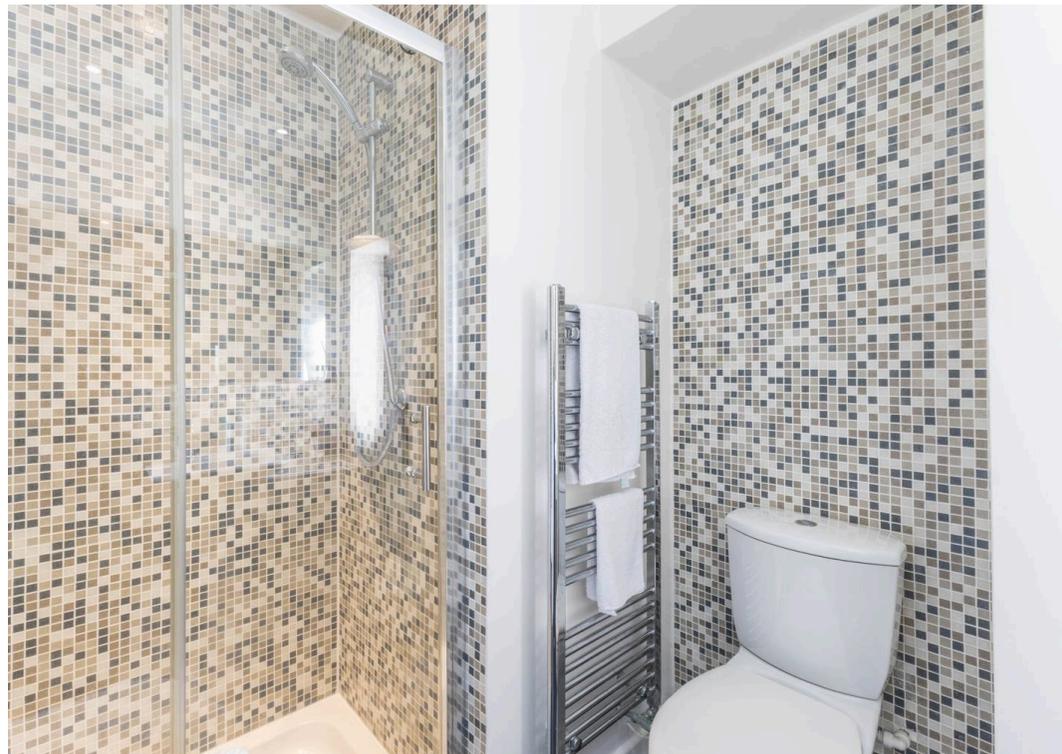
Council Tax band currently band F

Tenure: Freehold

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**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**

1640 ft<sup>2</sup>

152.3 m<sup>2</sup>

**Balconies and terraces**

449 ft<sup>2</sup>

41.7 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## THW Estate Agents

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