



Bowland Bridge

£550,000

The Old Smithy
Bowland Bridge
Grange-Over-Sands
Cumbria
LA11 6NN

If there was a house that could guarantee to bring you the sort of happiness and balance people could dream of, this is it. A stunning example of a detached Lakeland picturesque cottage, located amongst the beautiful surroundings of the Lake District National Park. The Old Smithy is one of the most recognisable cottages in the Winster Valley enjoying a unique and charming position nestled on the River Winster, capitalising on the spectacular far reaching views of the surrounding open countryside. Like a one of a kind art collectors piece, this property truly is a one off.

Property Ref: W5602





Bridge and River



Garden



Patio

Description:

Well what can we say this detached house is simply lovely both on the inside and the outside, small can definitely be beautiful. The property comprises of living room, kitchen, 1 bedroom and bathroom. Set in a peaceful location the outside has off road parking for 2 cars, lawned area and patio with a lovely riverside setting where you can sit and watch the world go by and enjoy the wildlife.

Location:

Just a few miles to the east of Lake Windermere lies the secluded and unspoilt Winster Valley, a tranquil area of rolling hills, verdant fields and wooded slopes, perfect for escaping the pressure of modern life. A network of country lanes and paths wind their way through the valley, making this an ideal location for gentle walking, particularly if you stop off at one of the excellent traditional pubs en route! (Both Strawberry Bank and Hare and Hounds in Bowland Bridge are dangerously only a short stroll away!)

Take the A5074 out of Bowness centre, travel through Winster, pass the Damson Dene Hotel and bear second right towards Bowland Bridge. On entering the hamlet go passed the Hare and Hounds and the property can be found on the left hand side just before the bridge.

For a Viewing Call 015394 44461



Front Elevation



Patio



Sitting Room



Kitchen



Bathroom

Entrance Built in cupboards, with shelving. Wood effect flooring.

Sitting Room 20' 6" x 17' 8" (6.25m x 5.38m) A dual aspect room with large patio doors leading to the garden area. This room is light and airy and overlooks the gardens and surrounding fields. Built in wood burner, tv point, dining areas and wood flooring, Sonos surround sound.

Kitchen 13' 11" x 12' 4" (4.24m x 3.76m) Wall and base units, inset Franke stainless steel sink unit, granite worksurfaces, breakfast bar with wine cooler. Inset Neff electric oven and Neff induction hob with Neff extractor fan over. Inset dishwasher and inset fridge/freezer. Part tiled walls and wood effect flooring. Inset cupboard housing the Sonos sound surround system and telephone point. Door leads to pation area.

Bedroom 17' 3" x 8' 6" (5.26m x 2.59m) Built in wardrobes, inset TV and window seat. Sonos surround sound.

Bathroom WC, washbasin with vanity unit, bath with shower over. Heated towel rail, fully tiled walls and floor with under floor heating.

Loft With pull down ladder, significant extra storage and housing a Viessmann central heating boiler and Ultra Violet water system for the private water.

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Dining Area



Sitting Room



Side Elevation



Sitting Room



Sitting Room

Outside: An intercom electric gate opens onto a driveway with parking for 2 cars. A large lawned area surrounds the side of the house and steps lead to a riverside seating area. To the rear of the property is a private patio seating area with built in open fire and concealed up lighting.

Services: Mains electric, gas tank for the gas fired central heating. Private water from a nearby well, this services 3 properties and was replaced in 2018 along with the water system in the loft which was replaced in approximately April 2019. Private drainage via a septic tank which is shared with Smithy Cottage next door and on the adjoining land.

Council Tax: South Lakeland District Council - Band E.

Tenure: Freehold. Vacant possession upon completion.

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

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

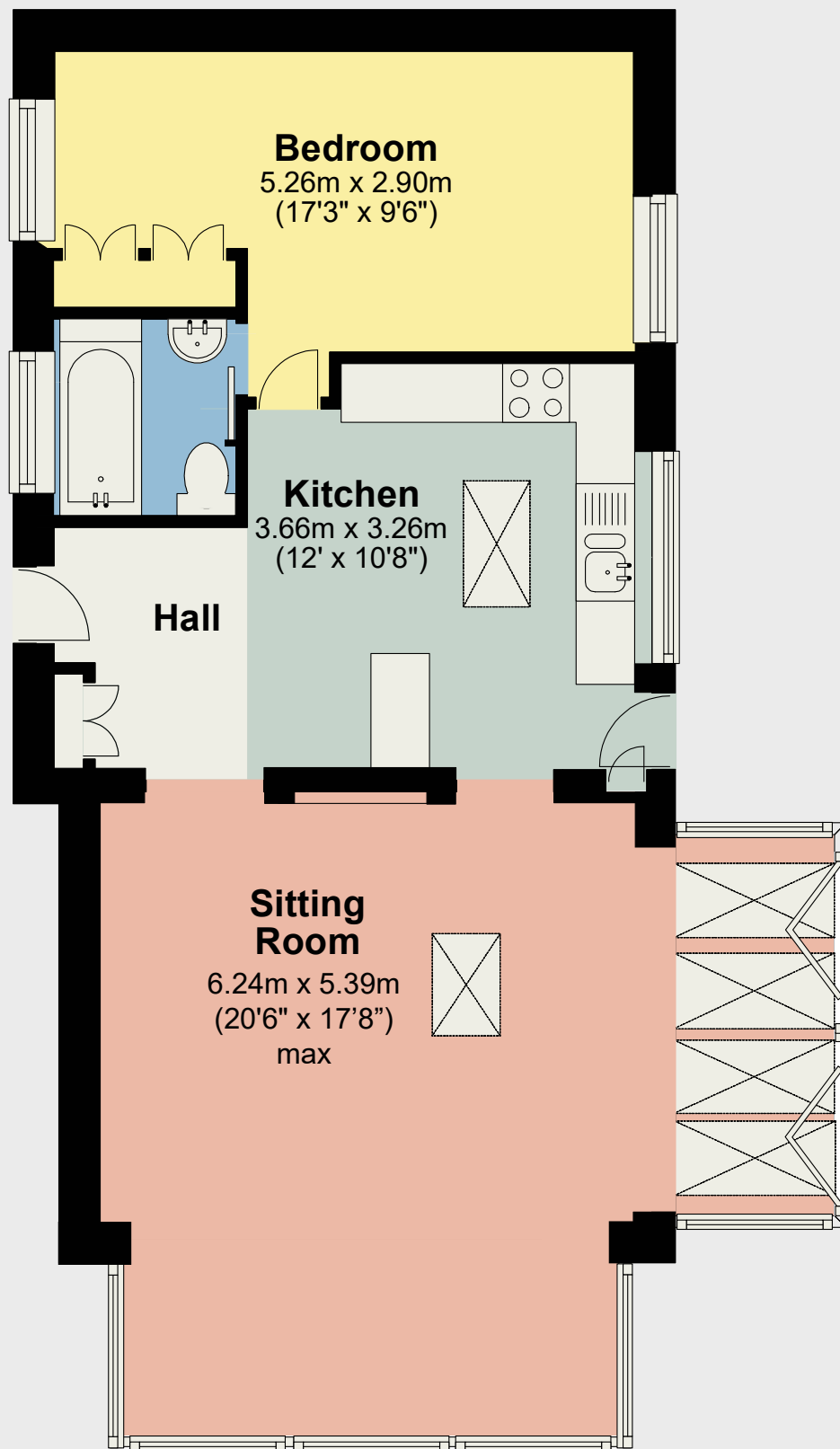
All furniture can be negotiated separately.

Restriction:

The house is to be occupied by a person employed or to be employed (applies to self employed too) within the area of South Lakeland and should be occupied for more than half of every year by the owner.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.