

BELSFIELD COTTAGE



BLENHEIM



SITUATED IN A DESIRABLE CENTRAL LOCATION IN THE SCENIC TOWN OF BOWNESS-ON-WINDERMERE, BELSFIELD COTTAGE IS A CHARMING FOUR BEDROOMED TERRACED COTTAGE THAT BOASTS STUNNING VIEWS TO THE REAR OF BOWNESS BAY AND WINDERMERE.

The property offers an ideal opportunity for investors due to its holiday rental potential (current use), or use as a wonderful home in the magnificent Lake District.





Set across four floors, Belsfield Cottage provides well-proportioned accommodation that offers great flexibility.

A Juliet balcony on the ground floor, and two balconies on the first and second floors take full advantage of the calming lake views.

The ground floor is home to two bedrooms, and a stylish bathroom featuring brushed gold accents. A contemporary dining kitchen appointed with integrated Lamona appliances sits on the first floor, along with a WC and bedroom 2, which incorporates an en-suite shower room. The centrepiece of the home is the sitting room on the second floor, filled with natural light and providing the highest vantage point of the far-reaching view through a glazed sliding door. The remaining bedroom is located on the second floor.

A lower ground floor includes a good-sized lounge that connects with the rear of the property, and there is a useful utility room and a stylish shower room.

Externally, Belsfield Cottage has a gravelled parking area with space for two vehicles and a flagged patio that has a hot tub.





SURROUNDING AREA - BOWNESS BAY & WINDERMERE

The property is ideally positioned for a host of amenities in Bowness-on-Windermere, such as public houses, restaurants, shops and cafes. Bowness Pier and promenade, where boat hire is available, and The World of Beatrix Potter are all short walk away. The nearby attractions include Kendal Castle, Brant Fell, Queen Adelaide's Hill and Orrest Head. Kendal is a short drive away, which has a further range of conveniences, including restaurants, independent and high-street shops, cafes, public houses and one of the UK's leading art galleries - Abbot Hall. The property is conveniently placed for access to the M6, from which Liverpool, Manchester, Leeds, Preston and Carlisle can be reached in 1.5 - 2 hours. Penrith can be reached in less than an hour. Many of the Lake District's popular locations such as Windermere, Kendal and Keswick, and the Yorkshire Dales are also a reasonable journey away from the home. The town of Windermere has its own train station with routes to Kendal and connecting National Rail services.

The property briefly comprises of on the ground floor: Entrance hall, bedroom 1, Juliet balcony, bedroom 4 and bathroom.

On the first floor: Landing, dining kitchen, first floor balcony, bedroom 2, bedroom 2 en-suite shower room and WC.

On the second floor: Sitting room, second floor balcony and bedroom 3.

On the lower ground floor: Hallway, lounge, utility room, shower room, boiler cupboard and under-stairs storage cupboard.

GROUND FLOOR

A composite door with double glazed obscured panels and a matching panel above opens to the entrance hall.

Entrance Hall

Having pendant light points, partially panelled walls and a central heating radiator. Timber doors open to bedroom 1, bedroom 4 and the bathroom.

Bedroom 1

14'8 x 12'6 (4.48m x 3.80m)

A spacious double bedroom with a pendant light point, central heating radiator and a partially panelled wall. Double UPVC doors with double glazed panels open to a Juliet balcony, which overlooks the lake and has a glazed balustrade.

Bedroom 4

8'7 x 5'4 (2.62m x 1.63m)

Having a front facing UPVC double glazed obscured window, flush light point, one partially panelled wall and a central heating radiator.

Bathroom

A contemporary bathroom with recessed lighting, an extractor fan, partially panelled walls, wall mounted light points, a central heating radiator with a towel rail and timber effect flooring. A suite in white comprises a low-level WC and a wash hand basin with a brushed gold mixer tap and storage beneath. A panelled bath incorporates a gold mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the first floor.



ENTRANCE HALL



BEDROOM 4



BEDROOM 1



BEDROOM 1



BATHROOM



BEDROOM 1 JULIET BALCONY



ENTRANCE HALL

FIRST FLOOR

Landing

Having a pendant light point, partially panelled walls and timber doors open to the dining kitchen, bedroom 2 and WC.

Dining Kitchen

14'8 x 13'5 (4.48m x 4.09m)

A well-appointed dining kitchen with recessed lighting, a pendant light point, an extractor fan, one fully panelled wall, a central heating radiator and timber effect flooring. To one corner, a storage cupboard contains shelving. A range of fitted base/wall and drawer units incorporates a work surface, mirrored splash backs, under-counter lighting and an inset Lamona I.O bowl sink with a brushed gold mixer tap. The integrated appliances are by Lamona and include a four-ring induction hob with an extractor fan above, a fan assisted oven, a dishwasher and a full-height fridge/freezer. Double UPVC doors with double glazed panels open to the first floor balcony.

First Floor Balcony

A decked terrace overlooking Bowness Bay and Windermere, enclosed by timber hand rail and glazed balustrading.

Bedroom 2

12'7 x 11'10 (3.83m x 3.60m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, one partially panelled wall and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having recessed lighting, an extractor fan, partially panelled walls, a central heating radiator with a towel rail and timber effect flooring. A pedestal wash hand basin incorporates a Gappo brushed gold mixer tap and there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

WC

Having recessed lighting, an extractor fan, partially panelled walls and timber effect flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a Gappo brushed gold mixer tap.

From the first floor landing, a staircase with hand rails and timber/glazed balustrading rises to the second floor.



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



DINING KITCHEN



DINING KITCHEN



WC



DINING KITCHEN/FIRST FLOOR BALCONY

SECOND FLOOR, LOWER GROUND FLOOR & EXTERIOR

Sitting Room

20'6 x 13'9 (6.24m x 4.18m)

An impressive reception room with beautiful views of the bay and Windermere. Having pendant light points, decorative panelling to the walls and a central heating radiator. The focal point of the room is the log effect electric fire, which sits beneath an oak mantel and on a slate hearth. Double timber doors open to a cupboard with shelving. A timber door opens to bedroom 3. A sliding UPVC door with double glazed panels opens to the second floor balcony.

Second Floor Balcony

Boasting impressive views of Bowness Bay and Windermere, this decked terrace provides the perfect vantage point and spot to relax. The balcony is enclosed by timber hand rails and glazed balustrading, and has exterior lighting.

Bedroom 3

12'7 x 9'3 (3.84m x 2.81m)

Having front facing UPVC double glazed windows, pendant light point, one partially panelled walls and a central heating radiator.

From the entrance hall on the ground floor, a staircase with a timber hand rail, balustrading and illuminated shelving leads down to the:

Lower Ground Floor

Hallway

Having a flush light point, cloaks hanging, central heating radiator and timber effect flooring. Timber doors open to the lounge, utility room and under-stairs storage cupboard.

Lounge

12'3 x 12'2 (3.73m x 3.70m)

A lovely reception room with a rear facing UPVC double glazed window, pendant light points, exposed timber

beams, decorative panelling to the walls, central heating radiator and stone flagged flooring. Double timber doors open to a cupboard with shelving. A composite door opens to the rear of the property.

Utility Room

Having recessed lighting, wall mounted light points, central heating radiator and timber effect flooring. A range of fitted base units incorporate a work surface, an inset Lamona stainless steel sink with a chrome mixer tap, a Lamona wine cooler, an integrated washing machine and an integrated tumble dryer. Timber doors open to the shower room and boiler cupboard.

Shower Room

Having recessed lighting, an extractor fan, an illuminated vanity mirror, a central heating radiator and timber effect flooring. A suite in white comprises a low-level WC and a wash hand basin with a Gappo brushed gold mixer tap and storage beneath. To one wall is a shower enclosure with a fitted shower and a glazed screen/door.

Boiler Cupboard

Having a flush light point and housing the Ideal boiler and Ideal hot water cylinder.

Under-Stairs Storage Cupboard

Having fitted shelving.

Exterior and Gardens

The main entrance door is accessible from Kendal Road.

To the rear of Belsfield Cottage is a flagged patio with exterior lighting, a water tap and a hot tub. Access can be gained to the lounge. Steps lead down to a gravelled parking area with exterior lighting and providing parking for two vehicles.



BOWNESS BAY & WINDERMERE VIEW



SITTING ROOM



SITTING ROOM



SECOND FLOOR BALCONY



SITTING ROOM



BEDROOM 3



LOUNGE



LOUNGE



SHOWER ROOM



UTILITY ROOM



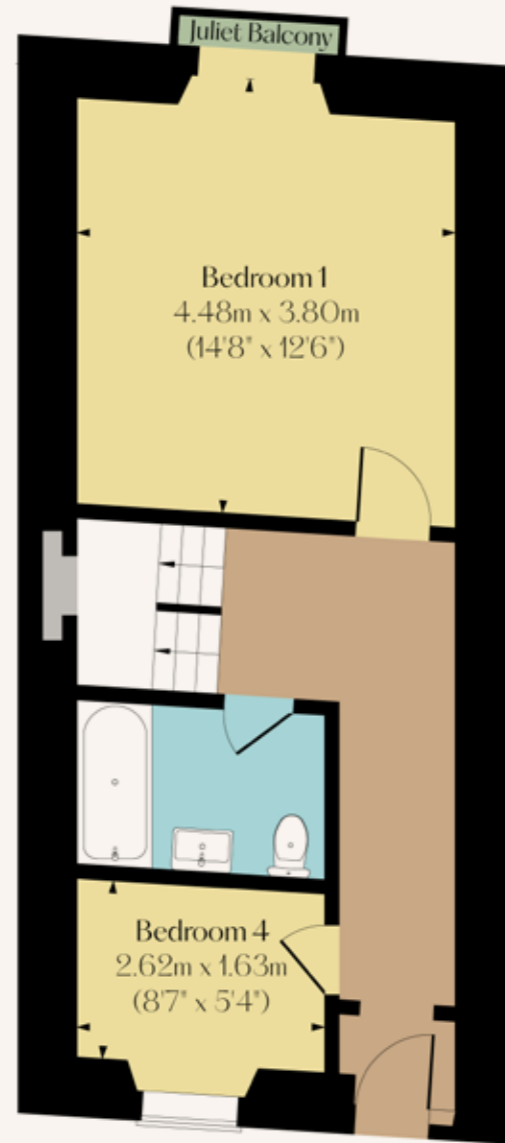
HALLWAY





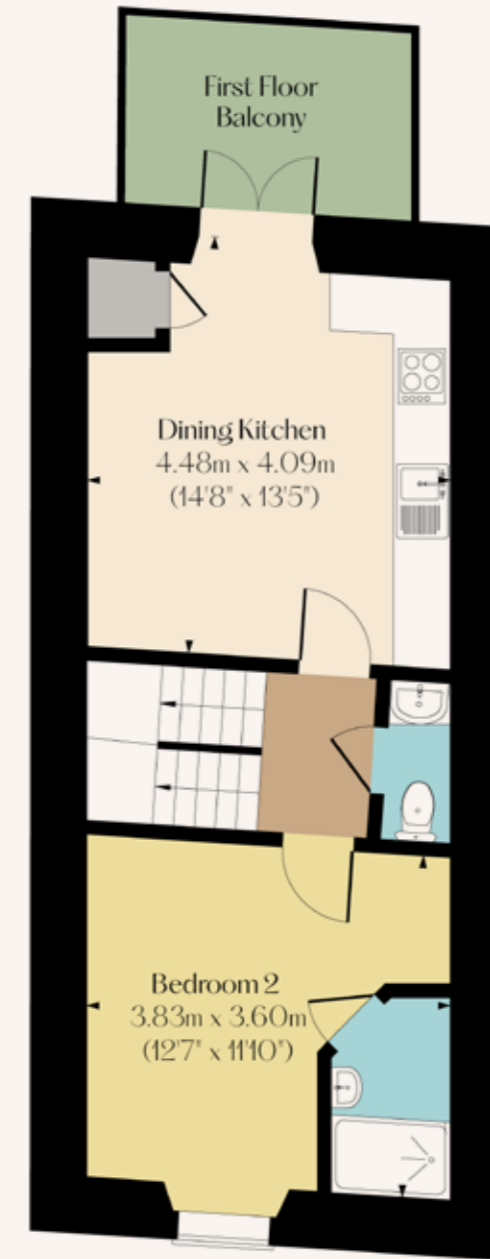
GROUND FLOOR

Approximate Floor Area:
413 SQ.FT. (139.8 SQ.M)
Total Approximate Floor Area:
1601 SQ.FT. (250.1 SQ.M)



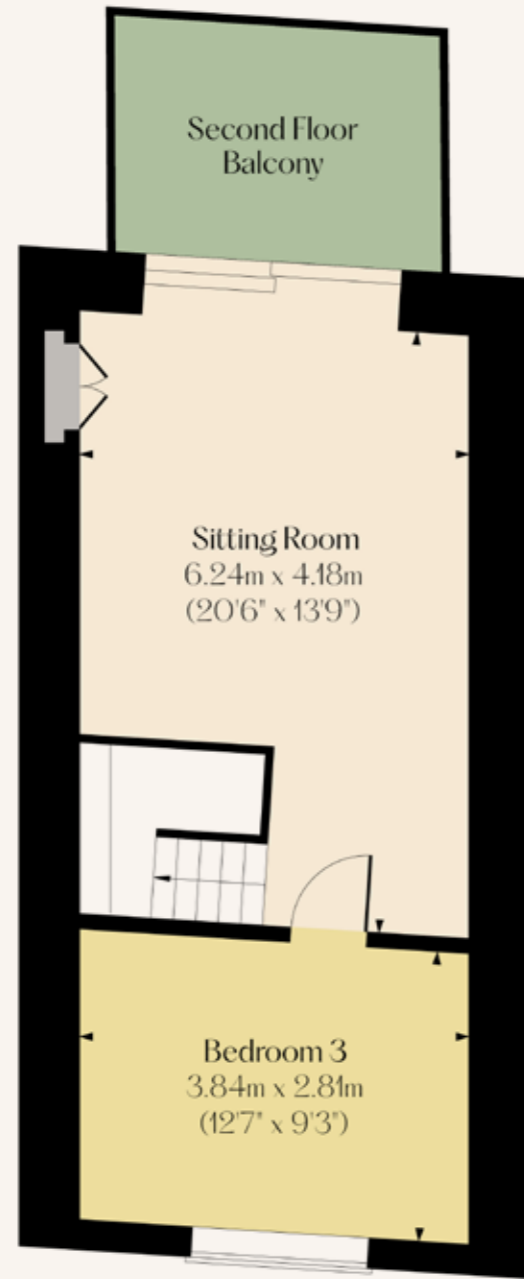
FIRST FLOOR

Approximate Floor Area:
407 SQ.FT. (37.8 SQ.M)



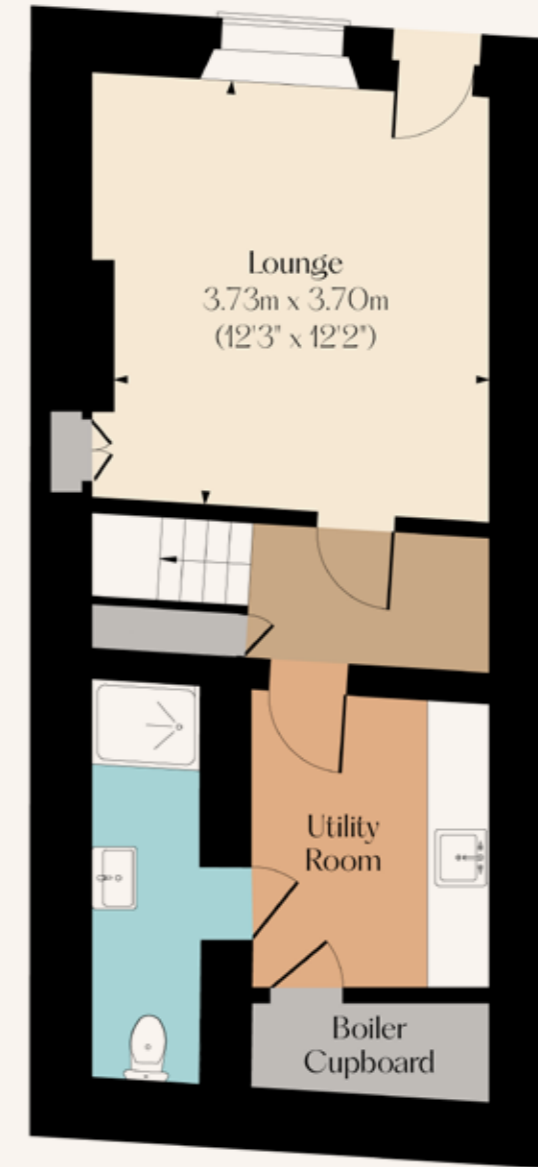
SECOND FLOOR

Approximate Floor Area:
377 SQ.FT. (35.0 SQ.M)



LOWER GROUND FLOOR

Approximate Floor Area:
404 SQ.FT. (37.5 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 2	SQFT 1,601
TENURE Freehold	COUNCIL TAX E

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		85
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
01-20	G		

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Conservation Area

The property is located within the Bowness conservation area.

Other Information

The parking area to the rear of the property is not owned by Belsfield Cottage, and there is an agreement in place for its usage by the property for a small yearly fee.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

BELSFIELD COTTAGE

Belsfield Terrace,
Bowness-on-Windermere,
Windermere, Cumbria, LA23 3EQ

Offers in Excess of
£595,000

Viewing strictly by appointment with
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