



2 Ferry View Cottages, Bowness-On-Windermere  
£295,000





## 2 Ferry View Cottages

Bowness-On-Windermere, Windermere

A well presented traditional Lakeland cottage situated in a very desirable location within the Lake District National Park. The property is convenient for the amenities available in Bowness-on-Windermere yet is pleasantly located away from the hustle and bustle of the busy Lakeland town.

The accommodation offers a sitting/dining room, kitchen to the ground floor. The first floor offers a bedroom and a family bathroom with a second bedroom located on the second floor. The property benefits from double glazing.

Outside there is a small garden with well stocked borders and driveway parking to the front of the property.

The property has previously been operating as a successful holiday let and contents are available by separate negotiation.

- Traditional lakeland cottage
- Sitting room with gas fire
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Garden to front of property
- Parking
- In the heart of The Lake District National Park
- Successful holiday let

#### DIRECTIONS:

From Bowness-on-Windermere proceed along the A592 towards the ferry, take the left turn on to Longtail Hill follow the road until the very end and take a left followed by a right onto B5284 then take the first right where 2 Ferry View is located.

WHAT3WORDS: army.proclaims.bunkers.

Council Tax: Business Rates

Tenure: Freehold







## GROUND FLOOR

### SITTING ROOM

13' 11" x 13' 8" (4.25m x 4.17m)

Both max. Painted door, double glazed window, single glazed window, electric radiator, log effect gas stove to feature fireplace, built in cupboard.

### KITCHEN

10' 11" x 7' 5" (3.33m x 2.27m)

Both max. Three single glazed windows, electric radiator, good range of base and wall units, sink, built in oven, electric hob with extractor/filter over, plumbing for dishwasher and washing machine, integrated fridge freezer, tiled splashbacks, understairs storage, tiled to flooring.





## FIRST FLOOR

### BEDROOM

13' 9" x 12' 10" (4.20m x 3.90m)

Both max. Double glazed window, electric radiator, fitted wardrobe and cupboards, fitted desk, traditional feature fireplace.

### BATHROOM

11' 5" x 8' 8" (3.49m x 2.63m)

Both max. Single glazed window, electric radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, shaver points, built in cupboard housing hot water cylinder.

### LANDING

5' 1" x 5' 1" (1.55m x 1.54m)

Both max. Single glazed roof light. Storage area and access to a covered rear porch.

## SECOND FLOOR

### BEDROOM

15' 6" x 13' 9" (4.72m x 4.18m)

Both max. Double glazed window, electric radiator, loft access.















## THW Estate Agents

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