



Bowfell Langrigge Drive, Bowness-On-Windermere  
£895,000





## Bowfell Langrigge Drive

### Bowness-On-Windermere

A stunning detached family residence pleasantly located in the popular Lakeland town of Bowness-on-Windermere. Ideally situated, being tucked away on a quiet, private road; whilst only minutes walk to an array of all local amenities, and to Bowness Bay itself. Venturing in the other direction offers short walks to popular hikes including Dales Way, Post Knott and the peak of Brant Fell with its breath-taking, panoramic views. The property has great access to local transport services and easy access to the M6 Motorway.

Nestled in a picturesque location overlooking Lake Windermere, this substantial detached house offers a flexible living arrangement suitable for growing families or those seeking a possible investment property. Whilst there is the potential for conversion to several individual rental / holiday let units, (up to 4) subject to the relevant permissions, there's also the more immediate possibility which could allow the living arrangement of one level for private living quarters and the other living area as a possible rental or holiday let.

Entering the property on the ground floor you will find this could easily be a separate living area with it having two bedrooms, one with a spacious en-suite bathroom. There's also a utility area, kitchen, shower room with a separate W.C. and a study storage area which could be converted into a possible sitting room and looks out onto the front decking.

The first floor offers a stunning sitting room with views of Lake Windermere and a log burner, ideal for cosy evenings. The light and airy kitchen diner is fully equipped and perfect for hosting gatherings. The first floor also offers two more double bedrooms great for relaxing in, a bathroom which comprises a wash hand basin and bath with a shower over, and a separate toilet. This floor also leads to the stunning conservatory which spans a panoramic view of the rear garden across to Lake Windermere; it opens out onto the patio and outdoor dining area, leading into the expansive garden.



On the second floor the final double bedroom can be found with beautiful broad views across Windermere Lake and the surrounding areas. This links to a final spacious bathroom which comprises a W.C., wash hand basin, deep bath tub, and walk-in shower cubicle. The second floor has added eaves storage which is great for all your storage needs.

Step outside to discover the stunning gardens that envelop this property. The rear garden has been meticulously designed with decking areas for relaxation, flower beds for green-fingered enthusiasts, gravel pathways leading to a secluded summer house, and two sheds for additional storage. To the side, a log store and patio seating area with raised flower beds create a charming outdoor space. The front garden features a mix of flower beds, shrubs, trees, and established hedges, along with patio seating areas and raised decking leading to the fenced entrance, ensuring privacy. There are several different areas of the garden designed for outdoor dining, with lovely, relaxing hilltop views. The property has a garage and ample private driveway parking; and is in reach of all local amenities which is an additional convenience.

This property offers an enviable blend of indoor comfort and outdoor tranquillity; making it an idyllic retreat for those seeking a peaceful lifestyle in a stunning natural setting; whilst being a short walk away from the liveliness and amenities of Bowness Bay.

- Substantial Detached home with flexible living arrangement
- Charming sitting room with wood burner
- Fabulous far reaching views of Lake Windermere
- Light and airy kitchen diner
- Gardens to the front sides and rear, Garage & parking
- Five double bedrooms
- Near Village amenities
- Four bathrooms and two W.C.

**EPC RATING C**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND F**

**TENURE: FREEHOLD**







## GROUND FLOOR

### ENTRANCE HALL

13' 7" x 6' 10" (4.14m x 2.08m)

### STUDY AREA/STORAGE

9' 10" x 6' 10" (2.99m x 2.08m)

### KITCHEN

9' 8" x 6' 1" (2.95m x 1.85m)

### UTILITY ROOM

9' 8" x 6' 2" (2.95m x 1.87m)

### BEDROOM

10' 11" x 9' 7" (3.34m x 2.91m)

### SHOWER ROOM

6' 7" x 3' 8" (2.01m x 1.13m)

### DOWNSTAIRS TOILET

3' 10" x 2' 10" (1.16m x 0.86m)

### INNER HALL

10' 9" x 4' 4" (3.28m x 1.31m)

### BEDROOM

13' 5" x 13' 2" (4.09m x 4.02m)

### EN-SUITE

9' 9" x 7' 6" (2.98m x 2.28m)





## FIRST FLOOR

### LANDING

17' 2" x 10' 11" (5.23m x 3.32m)

### KITCHEN DINER

25' 8" x 13' 5" (7.83m x 4.09m)

### SITTING ROOM

14' 1" x 13' 2" (4.29m x 4.02m)

### CONSERVATORY

14' 11" x 9' 5" (4.54m x 2.88m)

### BEDROOM

10' 5" x 9' 4" (3.17m x 2.85m)

### BEDROOM

9' 11" x 8' 2" (3.02m x 2.48m)

### BATHROOM

6' 4" x 4' 7" (1.92m x 1.40m)

### TOILET

6' 6" x 3' 1" (1.97m x 0.93m)

## SECOND FLOOR

### LANDING

6' 11" x 6' 4" (2.11m x 1.92m)

### BEDROOM

14' 4" x 12' 8" (4.38m x 3.87m)

### BATHROOM

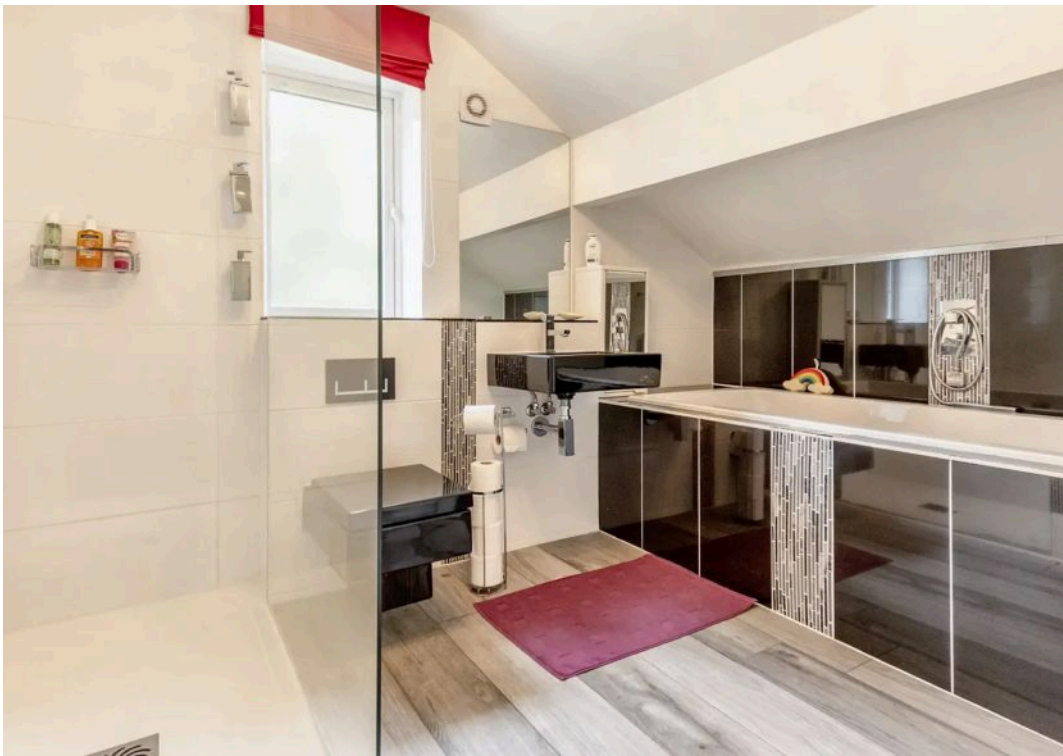
10' 6" x 10' 0" (3.21m x 3.05m)

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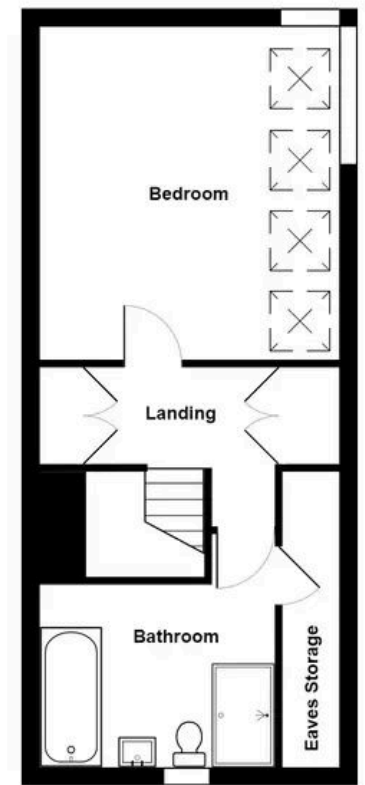




**Lower Ground Floor**



**Ground Floor**



**First Floor**

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For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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