



Moss Lea Brantfell Road, Bowness-On-Windermere

£625,000





## Moss Lea Brantfell Road

Bowness-On-Windermere, Windermere

Perched in an elevated position above the ever-popular town of Bowness-on-Windermere, this detached home enjoys a peaceful setting while being just a short distance from the bustling shops, restaurants, and attractions of the Lake District's most vibrant lakeside community. Its location offers the perfect balance of tranquillity and convenience, with easy access to the lake, surrounding fells, and excellent local amenities.

The accommodation is thoughtfully arranged over three levels and includes a light-filled sitting/dining room taking centre stage, opening through French doors to the sun terrace that frames the garden beyond. The modern fitted kitchen is well equipped with integrated appliances, there are three bedrooms, one of which occupies the lower ground floor with its own walk-in wardrobe and dressing area, an ideal private retreat. There is a family bathroom and an en suite shower room to ensure comfort for family and guests alike. Well presented and with neutral decor throughout makes this a home ready to move into and personalise.

Outside there are mature, landscaped gardens surrounding the property, creating a wonderful sense of privacy and calm. Lawns, established borders, and a variety of planting including an apple tree and perennials offer seasonal colour and a beautiful setting for relaxation or entertaining. To the front, there is off-road parking for at least three vehicles as well as an integral garage complete with utility space, adding practicality to the home's appeal.

With its enviable location and private gardens, this property offers a rare opportunity to secure a home in one of the Lake District's most sought after areas and early viewing is strongly recommended to appreciate all that this delightful residence has to offer.

EPC Rating E. Council Tax Band F.

- Detached house in elevated location in Bowness-on-Windermere
- Three bedrooms, with the lower ground floor having a walking in wardrobe and dressing area
- Light and airy sitting/dining room with French doors to the terrace
- Modern fitted kitchen with integrated appliances
- Bathroom and en suite shower room
- Well presented with neutral decor throughout
- Substantial, mature gardens with lawn and established planting
- Excellent location for access to the amenities on offer in the centre
- Off road parking for at least three vehicles
- Integral garage with utility space

**IDENTIFICATION CHECKS:** Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**EPC Rating: D**

**COUNCIL TAX: Currently Band F**

**TENURE: FREEHOLD**

**SERVICES:** Mains electric, mains gas, mains water, mains drainage

**DIRECTIONS:** Follow Kendal Road out to St Martins Square in the centre of Bowness, take the first turning left into Brantfell Road. Pass the entrance to Crown Rigg then turn right into a private driveway . Moss Lea is the second property situated on the right.

**WHAT3WORDS:**singer.enlighten.outwit





### SUNROOM

13' 10" x 5' 11" (4.21m x 1.81m)

### HALLWAY

13' 6" x 8' 10" (4.11m x 2.69m)

### SITTING/DINING ROOM

21' 5" x 13' 2" (6.54m x 4.02m)

### KITCHEN

14' 3" x 7' 9" (4.35m x 2.37m)

### BEDROOM

13' 5" x 10' 5" (4.10m x 3.18m)

### EN SUITE

4' 9" x 3' 8" (1.44m x 1.11m)

### BEDROOM

10' 4" x 6' 5" (3.16m x 1.96m)

### DRESSING AREA

7' 6" x 6' 4" (2.28m x 1.92m)

### BEDROOM

12' 4" x 10' 4" (3.75m x 3.16m)

### WALK IN WARDROBE

10' 4" x 3' 8" (3.16m x 1.12m)

### BATHROOM

6' 4" x 5' 5" (1.93m x 1.64m)

### GARAGE

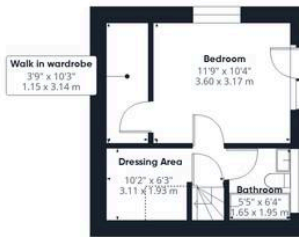
17' 7" x 9' 3" (5.37m x 2.82m)











Ground Floor



Floor 1

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

1223 ft<sup>2</sup>  
113.6 m<sup>2</sup>

**Balconies and terraces**

182 ft<sup>2</sup>  
16.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 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

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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