



16 Fairfield, Bowness-On-Windermere  
£755,000



## 16 Fairfield

Bowness-On-Windermere, Windermere

A charming detached house situated on a cul-de-sac in the popular Lakeland village of Bowness-on-Windermere. The property is conveniently placed for the many amenities both in and around the village which includes restaurants, shops and cafes, an excellent choice of primary and secondary schools, the Royal Windermere Yacht club, Marina and Golf Club. Windermere railway station provides connecting services to the West Coast Main Line.

Nestled in a sought-after location, this 4-bedroom detached house is a true gem. Being fully renovated to a high standard by its current owners, this property offers a perfect blend of modern comforts and classic charm. Step inside to discover a light and airy sitting room featuring a cosy log burner and direct access to the front patio, ideal for relaxing evenings. The fully integrated kitchen diner is complete with sleek Silestone worktops and integrated NEFF appliances, with the dining area having patio doors out to the rear garden. To complete the ground floor, there is a downstairs cloakroom. Upstairs, four double bedrooms provide ample space, with the main bedroom benefiting from an en-suite bathroom. A recently installed family four piece suite bathroom completes the rest of the first floor.

Step outside to a paradise of outdoor living with stunning gardens both to the front and rear. The rear landscaped garden, fully enclosed for privacy, features a paved patio seating area perfect for al fresco dining or relaxation with established hedges. The front garden boasts a well-kept lawn and a brilliant paved patio area with a comfortable garden seating area, basking in the sun throughout the day. Ample driveway parking and a garage, suitable for storage or a playroom, provide practical solutions to your parking and storage needs. With plenty of space for garden furniture and outdoor activates with the family, this property offers an exceptional outdoor oasis for you to enjoy. This property truly epitomises comfortable living in a picturesque private setting and it not one to be missed.

- Fully renovated detached freehold property with no local occupancy
- Light and airy sitting room with a log burner and direct access out onto the front patio
- Fully integrated kitchen diner with appliances and silestone worktops
- Four double bedrooms with the main bedroom having an en-suite bathroom
- Family bathroom on the first floor with a cloakroom on the ground floor
- Sun filled gardens to both the front and rear
- Ample driveway parking and a garage
- Fully renovated by the current owners to a high standard
- Easy access to the local amenities
- Road links to the M6 Motorway and the rest of the Lake District National Park

DIRECTIONS: Proceed from Windermere into Bowness and at St Martins Church turn left into Kendal Road. Take the first left turn into Brantfell Road and continue up the hill to turn right on to Fairfield. Carry on down to the bottom of the cul-de-sac and take the right onto the private driveway and number 16 can be found on the left.

WHAT3WORDS://between.secondly.denoting

COUNCIL TAX: Currently Band F

SERVICES: Mains gas, mains electric, mains water and mains drainage.

TENURE: Freehold

EPC RATING: C





## GROUND FLOOR

### ENTRANCE HALL

13' 7" x 5' 10" (4.14m x 1.77m)

### SITTING ROOM

13' 0" x 11' 6" (3.96m x 3.50m)

### KITCHEN DINER

26' 5" x 11' 11" (8.06m x 3.64m)

### GARAGE/PLAYROOM

13' 8" x 8' 3" (4.17m x 2.52m)

### CLOAKROOM

5' 2" x 2' 6" (1.58m x 0.76m)



## FIRST FLOOR

### LANDING

7' 1" x 5' 9" (2.16m x 1.75m)

### BEDROOM

12' 11" x 11' 7" (3.93m x 3.54m)

### EN-SUITE

8' 11" x 2' 6" (2.71m x 0.75m)

### BEDROOM

12' 10" x 8' 5" (3.92m x 2.56m)

### BEDROOM

11' 8" x 9' 7" (3.55m x 2.93m)

### BEDROOM

9' 2" x 8' 7" (2.79m x 2.62m)

### BATHROOM

8' 11" x 6' 0" (2.73m x 1.83m)

### IDENTIFICATION CHECKS

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## THW Estate Agents

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