



12a Belsfield Court, Bowness-On-Windermere  
£550,000





## 12a Belsfield Court

Bowness-On-Windermere, Windermere

Situated in a highly sought after position in Bowness-on-Windermere, this mid terraced home enjoys a prime setting overlooking Glebe Park and is just a short walk from the shores of Lake Windermere. The property is ideally placed for enjoying all that the village has to offer, including a wide selection of independent shops, cafés and restaurants, along with excellent access to lakeside walks and open green spaces directly opposite. Well regarded for family living, the property also falls within the catchment area for two highly regarded secondary schools, making this a superb location for both permanent residence and second home buyers.

- Mid terraced home set over three well proportioned floors in Bowness-on-Windermere
- First floor open plan living, dining and kitchen space filled with natural light
- Modern fitted kitchen with a bright, contemporary finish and generous dining area
- Lounge with access to a private balcony and pleasant views towards the Glebe, Windermere Lake and Claife Heights
- Stylish four piece family bathroom with contemporary fittings
- Double garage with utility area, sink, two off road parking spaces, and a low maintenance front garden
- Ground floor shower room, ideal for guests or flexible family living
- Views over Glebe Park to the front and a short walk to Lake Windermere
- Four double bedrooms, three double bedrooms on the second floor, one on the ground floor, all with fitted wardrobes, including a principal bedroom with en suite shower room and splendid views



The ground floor provides flexible accommodation suited to modern family needs. There is a fourth bedroom currently utilised as a study, complete with fitted wardrobes and neutral decor for a calm and restful ambience. A contemporary shower room on this level adds further convenience, ideal for guests or day to day living. The ground floor also provides internal access to the double garage, which incorporates a useful utility area with a separate Belfast sink, offering practical functionality and storage.

The first floor forms the main living space and blends contemporary design with practical family living. The spacious reception room is illuminated by large glass doors and expansive floor to ceiling windows, providing easy access to a private balcony and flooding the living space with natural light. This level flows effortlessly into the kitchen and dining area, creating an ideal space for both entertaining and everyday life.

The kitchen is finished to a high standard with sleek, high gloss units and integrated appliances. A generous kitchen island with seating sits at the heart of the room, complemented by stylish pendant lighting and elegant wooden flooring, creating a modern yet welcoming atmosphere. The dining area enjoys ample space for family gatherings while remaining connected to the main living area.

The second floor hosts three well proportioned double bedrooms, all benefiting from fitted wardrobes and neutral decor for a calm and restful ambience. The principal bedroom enjoys lovely views over Glebe Park towards Lake Windermere and Claife Heights, and is served by a modern en suite shower room. A contemporary four-piece family bathroom completes this floor, with bathrooms finished to an exceptional standard, featuring walk in showers with mosaic tile designs, sleek vanity units, and high quality fittings throughout.

Externally, the property benefits from a small, easy to maintain front garden and two off road parking spaces. The double garage provides secure parking along with additional storage and utility space. The balcony off the living area offers an attractive outlook over Glebe Park, towards Lake Windermere and Claife Heights, creating a pleasant outdoor seating and dining area and enhancing the sense of space and light throughout the home.







## GROUND FLOOR

### HALLWAY

20' 1" x 4' 8" (6.11m x 1.42m)

### BEDROOM / STUDY

16' 7" x 8' 0" (5.06m x 2.45m)

### GARAGE

17' 2" x 19' 6" (5.23m x 5.94m)  
(max)

## FIRST FLOOR

### LANDING

12' 10" x 3' 5" (3.92m x 1.03m)

### LIVING ROOM

13' 5" x 17' 5" (4.09m x 5.30m)

### DINING AREA

13' 11" x 9' 7" (4.24m x 2.93m)

### KITCHEN

10' 11" x 17' 5" (3.33m x 5.30m)

## SECOND FLOOR

### LANDING

14' 6" x 3' 8" (4.42m x 1.12m)

### BEDROOM

13' 5" x 17' 4" (4.09m x 5.28m)  
(max)

### SHOWER ROOM

4' 7" x 8' 8" (1.40m x 2.63m)

### BEDROOM

16' 0" x 9' 0" (4.87m x 2.74m)

### BEDROOM

12' 2" x 8' 2" (3.71m x 2.48m)  
(max)

### BATHROOM

8' 7" x 8' 10" (2.61m x 2.68m)







### DIRECTIONS

From the A591, turn left onto New Road and continue straight ahead as the road becomes Lake Road. Proceed into Bowness-on-Windermere and, at the mini roundabout, take the second exit onto the A592. Continue along this road, passing Bowness Pier on your right. Shortly after, turn left onto Back Belsfield Road, then take an immediate left into Belsfield Court, where number 12a can be found within the development.

WHAT3WORDS:///seatbelt.teachers.gazes

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

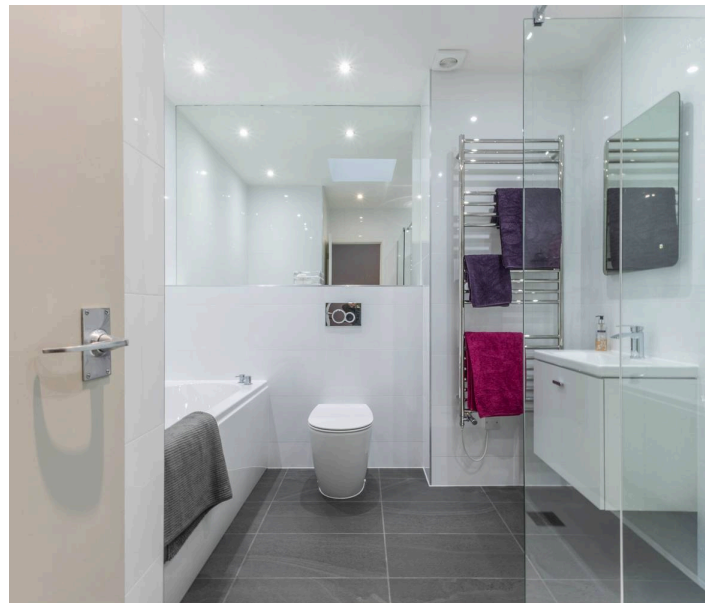
**EPC RATING** - C

**COUNCIL TAX BAND** currently Band E

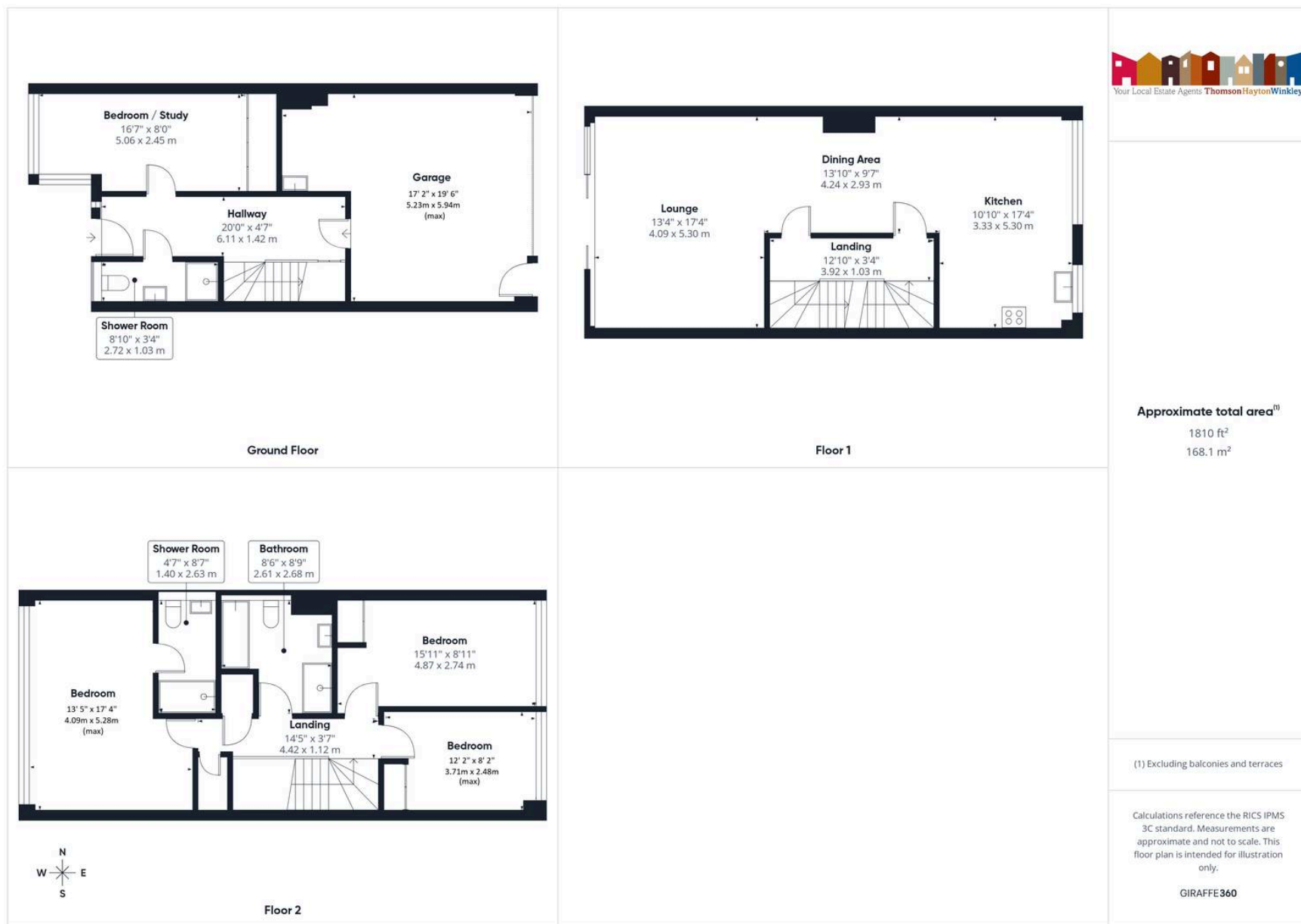
**TENURE:** FREEHOLD

### **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.







# THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

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

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