



6 Fairfield, Bowness-On-Windermere
£590,000



6 Fairfield

Bowness-On-Windermere, Windermere

This substantial five bedroom detached house offers a unique opportunity to acquire a versatile home in the heart of Bowness-On-Windermere. Arranged as one property but currently configured as two separate living spaces, the house is ideally suited to multi-generational living, extended families, or those seeking additional rental income (subject to necessary consents).

The generous accommodation includes two sitting rooms, a dedicated dining room, and two well-appointed kitchens - one of which leads seamlessly into the dining room while the other features its own dining area.

Each of the five bedrooms is a comfortable double, providing ample space for family and guests. There are two bathrooms and an additional separate W.C., ensuring convenience for busy households. The property benefits from easy access to local towns and amenities, making it an excellent base for exploring the Lake District or enjoying the vibrant local community.

Outside, the property boasts attractive gardens to both the front and rear, offering a wonderful setting for outdoor living and entertaining. The front garden features well-kept lawns, established planted beds, and mature hedges that provide a welcoming approach. There are three separate paved patio areas that are perfect for al fresco dining, relaxing, or social gatherings.

The outdoor space is complemented by a garage. This combination of generous internal accommodation and extensive outside space makes the property an exceptional offering in a sought-after location, blending comfortable family living with the beauty of its surroundings.

The property benefits from being sold with no ongoing chain.

- Well proportioned home
- Two sitting rooms and one dining room
- Sought after location with delightful views of the lake and fells
- Two kitchens with one leading to the dining room and other having dining space
- One home but currently set up as 2 properties with an internal interlinking door between both
- Five double bedrooms
- Sold with NO ONGOING CHAIN
- Two bathrooms and a separate W.C.
- Garage
- Short stroll to Bowness cafes, shops and the lake

Centrally located, just outside of Bowness-on-Windermere centre yet only a few minutes' walk to the bustling village. From Windermere, carry on down New Road that goes into Lake Road, turning left onto the A5074, then left into Brantfell Road and right into Fairfield Road. Number 6 is towards the bottom on the left-hand side.

what3words = midwinter.cheeses.connects

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





LOWER GROUND FLOOR

ENTRANCE HALL

9' 9" x 6' 2" (2.98m x 1.89m)

UTILITY ROOM

8' 2" x 4' 0" (2.49m x 1.22m)

GROUND FLOOR

HALLWAY

11' 5" x 6' 10" (3.49m x 2.09m)

SITTING ROOM

18' 6" x 11' 9" (5.65m x 3.59m)

DINING ROOM

11' 9" x 10' 6" (3.59m x 3.20m)

KITCHEN

12' 4" x 11' 4" (3.77m x 3.46m)

SITTING ROOM

18' 1" x 11' 1" (5.50m x 3.39m)

KITCHEN

11' 9" x 11' 8" (3.58m x 3.55m)

HALLWAY

11' 7" x 6' 0" (3.54m x 1.84m)

GARAGE

17' 3" x 10' 2" (5.26m x 3.11m)

UTILITY ROOM

9' 8" x 7' 2" (2.94m x 2.19m)

LANDING

11' 3" x 6' 10" (3.42m x 2.08m)

BEDROOM

18' 5" x 11' 9" (5.61m x 3.58m)

BEDROOM

12' 4" x 9' 1" (3.77m x 2.76m)

W.C.

3' 11" x 3' 7" (1.19m x 1.09m)



BEDROOM

10' 9" x 9' 11" (3.28m x 3.02m)

BATHROOM

9' 8" x 5' 7" (2.94m x 1.71m)

LANDING

6' 3" x 5' 11" (1.90m x 1.80m)

BEDROOM

18' 1" x 10' 7" (5.51m x 3.22m)

BEDROOM

13' 7" x 12' 10" (4.13m x 3.92m)

BATHROOM

6' 10" x 5' 5" (2.09m x 1.64m)

EPC RATING C**SERVICES**

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

2383 ft²

221.6 m²

Balconies and terraces

228 ft²

21.2 m²

Reduced headroom

10 ft²

0.9 m²

(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@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.