



## Bowston

£525,000

Thorncop, Bowston, Kendal, LA8 9HD

Welcome to Thorncop, a delightful elevated detached house nestled in the serene surroundings of Bowston, offering spectacular countryside views. The hamlet of Bowston, near Burneside, is on the ever-popular Dales Way route.

Bowston offers easy access for the market towns of Kendal and Windermere and the bustling village of Staveley with its shops, school, church, pubs and railway station, but a few minutes' drive or cycle away.

A rare opportunity to purchase this imposing family home, offering excellent potential in an idyllic setting!

### Quick Overview

Detached period house

Three bedrooms

Two reception room

Spectacular views

Now ready for modernisation

Serene surroundings

Garage and driveway parking

Set on a generous plot

Selection of useful outbuildings

Ultrafast broadband



3



1



2



E



Ultrafast  
available



Garage and  
parking to drive

Property Reference: K7040





Entrance Porch



Living Room



Living Room



Dining Room

As you step inside, you're greeted by a welcoming porch that leads into a cosy entrance and living area. This space boasts a charming bay window, perfect for enjoying the picturesque views, and features built-in bookcases. Here the Arts and Crafts staircase ascends to the upper floor, with an understairs store providing the ideal spot for coats and boots.

The dining room, with its built-in storage and attractive fireplace (electric fire), invites you to envision cosy family meals. Adjacent is the kitchen, equipped with fitted wall and base units, a Zanussi oven with four-ring electric hob, a stainless-steel sink and an extractor fan.

Adjacent to the kitchen is a practical utility room, complete with plumbing for a washing machine and dryer and space for a fridge/freezer. It also houses the boiler and approved equipment for the private water supply with filters and ultraviolet treatment unit. A convenient cloakroom with a WC and wash basin is also located here.

Heading upstairs, a picture window floods the space with natural light. The first floor comprises two spacious double bedrooms, the first with enchanting views of the River Kent; the second with a useful hand basin feature; a versatile single bedroom is currently utilised as a walk-in wardrobe/office. The bathroom comprises a walk-in shower and wash basin, with an adjacent WC.

Set on a substantial plot surrounded by mature gardens including fruit trees, a vegetable plot and lawned areas, Thorncop enjoys breathtaking views. The front seating area is perfect for relaxation and taking in the outlooks, and two sheds provide ample storage for bikes and gardening tools. Greenhouse with power and light. A garage, ideal for use as a workshop, completes this charming property, which offers endless potential for modernisation and extension (subject to permissions). Embrace the charm of country living at Thorncop.

Having not been for sale for in excess of 40 years, this is an exciting and rare opportunity!

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Porch**

**Living Room** 11' 11" x 11' 0" (3.64m x 3.36m)

**Understairs store**

**Dining Room** 13' 5" x 10' 9" (4.11m x 3.28m)

**Kitchen** 10' 0" x 8' 5" (3.06m x 2.58m)

**Utility**

**Cloakroom**





Living Room



Kitchen





Kitchen



Shower Room



Bedroom Two



Bedroom 3/ Home Office

## First Floor:

**Bedroom One** 13' 3" x 11' 11" (4.05m x 3.64m)

**Bedroom Two** 13' 5" x 12' 1" (4.11m x 3.69m)

**Bedroom Three** 10' 1" x 8' 2" (3.08m x 2.51m)

**Bathroom**

**WC**

**Garage** 16' 9" x 10' 10" (5.11m x 3.31m)

## Property Information:

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council Tax - Band E.

**Services:** Private water supply, mains electric, oil fired heating and private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, a survey has been conducted and is available for prospective buyers.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///donation.owned.coining](http://donation.owned.coining)

Situated in Bowston, the property can be found by travelling through the village of Burneside and on entering Bowston take the first right over the bridge and Thorncop will be the second property to the right-hand side.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Agents Note:** The property is an unregistered title and therefore a conveyance may take longer than usual.





Bedroom One



View





Garden



Rear Garden



## Meet the Team

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## Bowston, Kendal, LA8

Approximate Area = 1370 sq ft / 127.2 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1255606

A thought from the owners... “I’ve enjoyed 40 years in this delightful quiet home with walks from the house and pleasant afternoons in the garden.”

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/03/2025.

Request a Viewing Online or Call 01539 729711