



79 Craig Walk

Bowness-on-Windermere, LA23 2JT

Guide Price £475,000

79 Craig Walk

Bowness-on-Windermere

79 Craig Walk is an attractive mid-terrace traditional stone-built Lakeland house with plenty of character tucked away on a private road, yet conveniently located only a stone's throw from Bowness. The cottage has accommodation comprising of a fabulous sitting room, comfortable diner, kitchen, two double bedrooms and a king size bedroom, and a splendid house bathroom. Views of the Lakeland fells from the bedrooms windows. To the rear of the cottage is a pleasant patio area, useful courtyard and an outside store. The house benefits from a private parking space for one vehicle at the front of the garden with further parking available on the street. This traditional Lakeland cottage will suit a wide range of buyers looking for a pleasant permanent home, holiday let investment or luxury second home/weekend retreat.

The property is situated on Craig Walk, located on the edge of the popular tourist honey pot of Bowness-on-Windermere, boasting an elevated position to offer surrounding views. The quiet yet convenient position is just 15 minutes' walk to Lake Windermere and just a few minutes walk to the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.





Accommodation

Composite Rockdoor glazed front door leads into a pleasant entrance hall with recessed cloaks space and stairs to first floor.

Sitting Room

A comfortable sitting room with wood grain UPVC sash windows at the front. A central black traditional fireplace, with a working fire, perfect for lighting in the colder evenings. There is an alcove fitted cupboard and TV point.



Kitchen

Well equipped kitchen with a good range of solid wood wall and base units, timber glazed windows and Velux windows which give added light. There is also ample space for a breakfast or dining table at the end of the kitchen. The units incorporate a Belfast sink located under the window and there is a free-standing gas cooker, fridge/freezer and plumbing and space for both a dishwasher and washing machine. Off the kitchen is a very handy under stairs cupboard, currently used as a pantry. Tiled floor and a composite Rockdoor stable door leading out to courtyard garden.

Stairs from the hallway lead up to the first floor landing.



Dining Room

A good size dining room with an Inglenook central fireplace with a log burner, with alcoves either side and a original red quarry tiled floor. Double UPVC French doors lead out to the courtyard.



First Floor

Bedroom One

Large king size bedroom at the front of the property, with a picture rail and original decorative fireplace. Sash wood grain UPVC window with views over towards the fells in the distance.



Bedroom Two

Located at the rear of the property is a good size double bedroom, with a traditional picture rail, pine door and sash UPVC window looking out to the garden area.

Stairs lead up from the landing to the second floor landing, where the boiler is located and there is an under eaves storage cupboard.

Second Floor

Family Bathroom

Three-piece white suite comprising of a bath with shower over, pedestal hand basin and WC. Partially tiled walls and floor. Velux window provides plenty of natural light.



Bedroom Three

A large double bedroom spanning the top floor with large Velux window and stripped wooden floor. There are under eaves storage cupboards with lighting and attic hatch to the loft space.



Outside

To the rear of the property is a courtyard patio area which has outside electric points and a patio heater. Stone steps lead up to a further area to sit out, and give access to rear path around the end of the terrace cottages. There is an outdoor store with electric, which also has a very handy outside WC. There is also an outside tap. To the front of the property is a patio garden area, surrounded by a Lakeland stone wall, which benefits from the afternoon and evening sun.

Directions

From our Windermere office head along Lake Road and then New Road towards Bowness-on-Windermere. Take a left hand turn just before the police station, follow the road up the hill, once you start to drop down, 79 Craig Walk can be found on the left hand side just set back off the main road.

<https://what3words.com/schools.blunders.genetics>

Services

All mains connected, Worcester gas central heating boiler.

Tenure

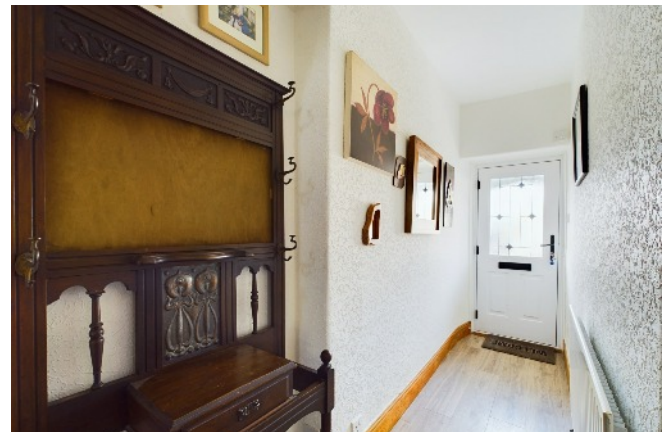
Freehold.

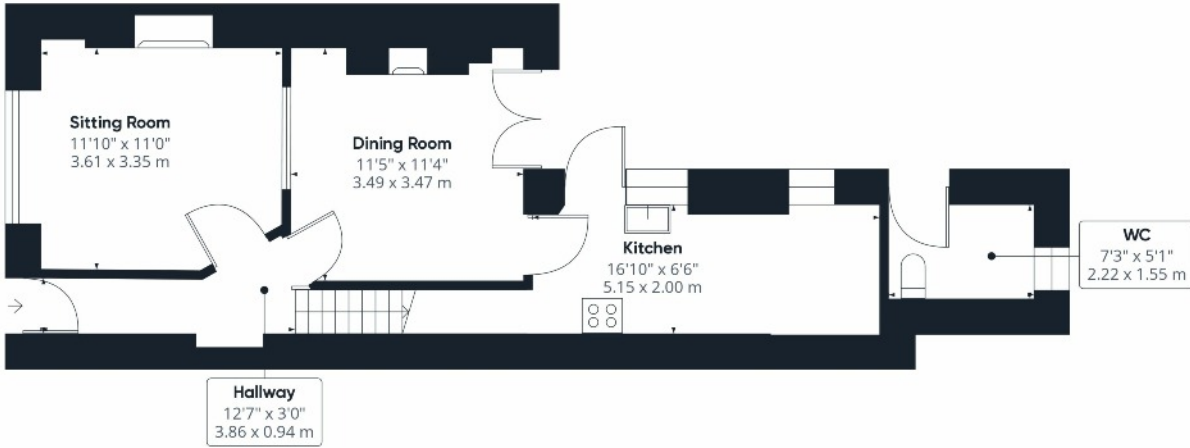
Broadband

Superfast speed of 62 Mbps download and for uploading 17 Mbps.

Council tax band

D





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1069.77 ft²
 99.39 m²

Reduced headroom
 3.57 ft²
 0.33 m²

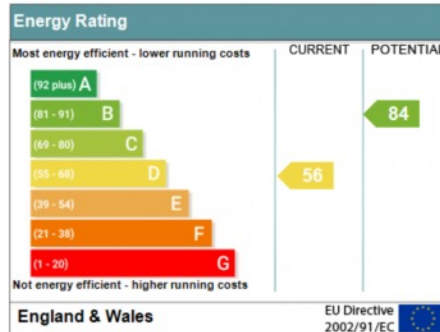
(1) Excluding balconies and terraces

⊠ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Address: 79 Craig Walk, BOWNESS ON WINDERMERE, LA23 2JS
 RRN:



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

