



Windermere

£1,400,000

Howe Top, 32 Craig Walk, Windermere, Cumbria, LA23 2JT

What a hidden gem! Tucked away from the main thoroughfare of Windermere and Bowness Villages yet super convenient, this 5 bedroomed luxury detached house has been renovated to the highest standard ready for the new owners to enjoy. A viewing is an absolute must.

Quick Overview

- 5 bedroomed (3 en-suite) detached house
- 2 Reception rooms, 5 bath/shower rooms
- Private setting with fantastic Lake and Fell views
- Garden, decked seating area and hot tub
- No chain
- Close to Bowness village
- In perfect modern condition
- A perfect family home, 2nd home or holiday let
- Garage and off road parking for several cars
- *Superfast broadband of 80Mbps



5



5



2



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Superfast
Broadband



Private Off Road
Parking

Property Reference: W6011



Sitting Room



Sitting Room



Dining Area



Kitchen

Description: A superb house in a fantastic location with beautiful views, what more could you want! This property has been reconfigured to make the absolute most out of the available space and then renovated to the highest standard with top quality fixtures and fittings throughout. The extensive works include new heating system, water tanks, electrics, aluminum windows, bath and shower rooms all with underfloor heating, top of the range fitted kitchen, Karndean flooring to the ground floor and luxury carpets to the bedrooms, the first floor and second floor and thoughtfully and tastefully decorated throughout making this detached modern house ready for a new owner to simply move in and enjoy.

Entering the property into the spacious entrance hall which gives a fantastic first impression and an idea of what to expect throughout the rest of the property, the Karndean flooring and spotlights to ceiling make it a bright and airy space, a lovely welcome. The utility room is a great space away with laundry facilities of washing machine and dryer, ceramic sink with mixer tap, wall and base unit and attractive slate worktops. Access to the cloakroom which has WC, floating wash hand basin, modern tiled walls and flooring and heated towel rail.

The main living accommodation is simply breathtaking being all open plan with a full wall of windows allowing plenty of natural light to stream through and taking full advantage of those lovely views plus patio door to the private hot tub, decked seating area and garden. The fantastic kitchen offers ample space for a large breakfast table and provides all the integrated appliances you would expect, including: induction hob, microwave, 2 cookers, slimline dishwasher, fridge and separate freezer and wine fridge. The high quality fitted kitchen has a range of wall and base units, some glazed units, shelving and drawers with wood effect laminate worktops and Villeroy and Boch ceramic sink and drainer. Through to the dining room where the views take centre stage, looking down from the top of Craig Walk to Lake Windermere and the all encompassing Lakeland Fells you could sit for hours and watch the day go by and finally round to the sitting room which is cosy and comfortable and plenty of space for a large family. There is one en-suite bedroom to the ground floor, a large double room with fabulous, fully tiled, with underfloor heating, 4 piece en-suite bathroom of freestanding bath, vanity unit with large wash hand basin, WC and brilliant walk in shower.

Stairs to the first floor and large landing with useful understairs cupboard and access to the 3 bedrooms and house bathroom. 1 of the bedrooms (bedroom 2) is en-suite with shower room offering the same excellent fittings as the ground floor en-suite and bedroom 5 has an alcove with hanging rail and the final bedroom (bedroom 4) is dual aspect with amazing views of Lake Windermere. The house bathroom is a 5 piece suite of bidet, WC, vanity unit with wash hand basin, oval freestanding bath and walk in shower plus heated towel rail, illuminated mirror and spotlights and the shower room is 3 piece with shower, vanity unit with wash basin and WC.

The final floor and the most impressive views can be seen from



Kitchen



Sitting Room



Bedroom 3



Bedroom 4



House Bathroom



House Shower Room

the dormer windows in this master bedroom - panoramic scenes of the most beautiful Lake District landscape! Cleverly reconfigured this room offers a seating area, open wardrobe and en-suite shower room.

Outside there is a well screened shingled garden with a variety of shrubs and flowers, decked seating area and fabulous hot tub with glass balustrade, and a raised covered patio - the beautiful views can be taken in whatever the weather. 2 off road parking areas offer private parking for several cars, garage with electric car charging point and shelving, separate store with light and power and boiler room housing 3 new water tanks and gas combination boiler.

Location: Discreetly tucked away in a spectacular elevated position allowing for fantastic views yet only a short walk into Bowness village and the variety of shops, restaurants, pubs and cafes on offer.

From Windermere proceed towards Bowness on New Road continuing as Lake Road. Turn left before the Police Station into Craig Walk following the road up the hill around the corner and at the brow of the hill the road gently descends with Howe Top being on the right hand side.

Accommodation (with approximate measurements)

Entrance Hall

Utility Room

Cloakroom

Kitchen 17' 4" x 13' 10" (5.28m x 4.22m)

Dining Area 25' 1" x 12' 1" (7.65m x 3.68m)

Sitting Room 13' 4" x 12' 9" (4.06m x 3.89m)

Bedroom 3 18' 2" x 12' 5" (5.54m x 3.78m)

En-Suite Bathroom

Stairs to First Floor Landing.

Landing Understairs cupboard.

Bedroom 2 17' 5" x 13' 10" (5.31m x 4.22m)

En-Suite Shower Room

Bedroom 4 13' 4" x 12' 10" (4.06m x 3.91m)

Bedroom 5 12' 4" x 10' 2" (3.76m x 3.1m)

House Shower Room

House Bathroom



Bedroom 1



Bedroom 2



View



Ordnance Survey Ref: M4P-01130601



Hot Tub

Stairs to Second Floor

Bedroom 1 21' 5" x 13' 3" (6.53m x 4.04m)

En-Suite Shower Room

Property Information:

Services Mains gas, electricity, water and drainage. Gas central heating to radiators. Underfloor heating in all bath/shower rooms.

Tenure Freehold. Vacant possession upon completion.

Business Rates Westmorland and Furness Council - Rateable value of £4,400 with the amount payable in the order of £2,112 for 2023/24. Small business rates may be applicable.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words ///vineyard.craftsman.stripped

Notes *Checked on <https://checker.ofcom.org.uk> 13rd October 2023 - not verified.

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Howe Top, 32 Craig Walk, Bowness-On-Windermere, LA23

Approximate Area = 2615 sq ft / 242.9 sq m (includes garage & excludes void)

Limited Use Area(s) = 56 sq ft / 5.2 sq m

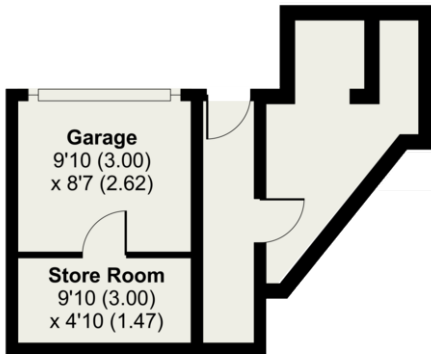
Outbuilding = 52 sq ft / 4.8 sq m

Total = 2723 sq ft / 252.9 sq m

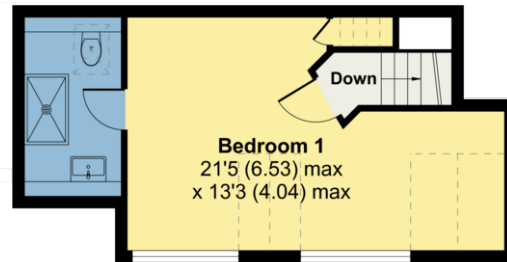
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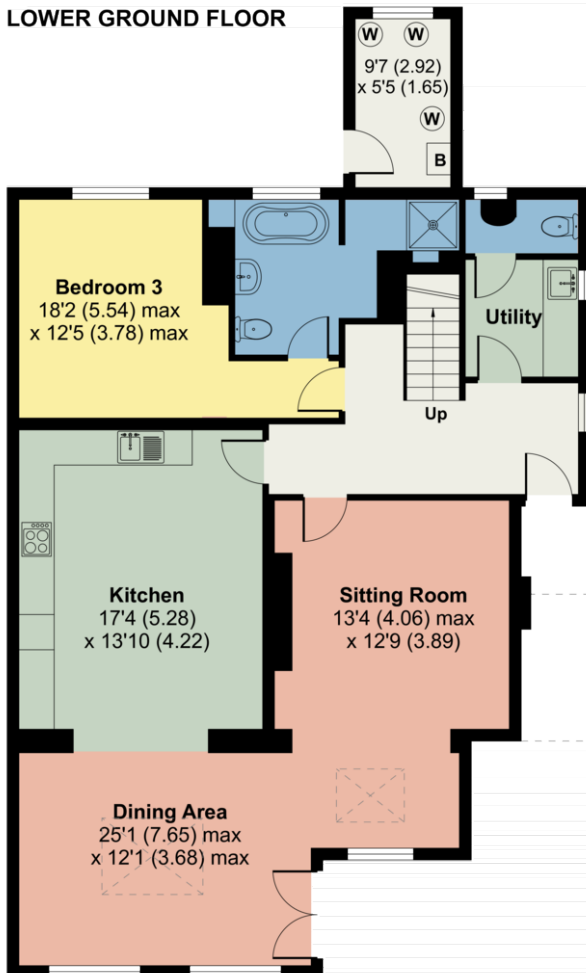
Denotes restricted head height



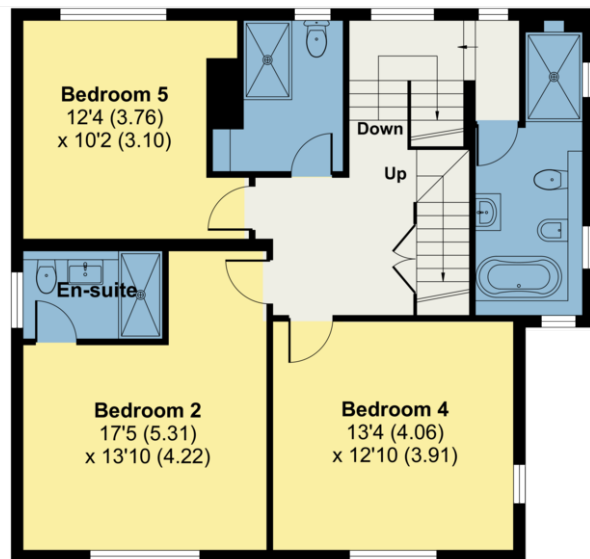
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 1041778

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