



# Bowness on Windermere

£525,000

22 South Craig, Windermere, LA23 2JH

A well proportioned 3 bedroomed detached house in a beautifully peaceful location yet within walking distance of Bowness Village. With the added bonus of wonderful Lakeland views (particularly from the first floor), a detached single garage, off road parking and a rear garden.

## Quick Overview

- 3 Bedroomed detached house
- 2 Reception rooms and 1 bathroom
- Peaceful yet convenient location
- Gardens to the front and rear
- Views of Lake Windermere & the Lakeland Fells
- Close to village amenities and local schools
- In good order
- A perfect home or 2nd home
- Garage and driveway parking
- Superfast broadband speed of 61mbps



3



1



2



D



Superfast  
Broadband



Garage &  
Driveway Parking

Property Reference: W6021



Living Room



Dining Room



Kitchen



Bedroom 1

**Description:** As you step into this detached house, via the double doors, you enter the spacious living room, complete with an Oriel Window that offers breathtaking views of the glorious Lakeland fells. From the inviting living room, you'll find yourself in the dining room which is the perfect space for hosting memorable meals and entertaining guests, with plenty of natural light streaming in from the delightful conservatory that looks out to the rear garden. The space is the ideal spot to enjoy your morning coffee or relax with a good book. The kitchen welcomes you with wooden wall and base units, providing ample storage space, also equipped with a Creda ContourS oven and gas hobs, plus space for a washing machine and a fridge/freezer, with the gas boiler being neatly tucked away behind the current fridge/freezer. In addition to its practical features, the kitchen boasts a small storage cupboard and access to the rear garden.

As you ascend to the first floor the landing provides practical storage space, complete with a hot water tank and also grants access to the loft space. All 3 bedrooms offer built-in wardrobes and shelving, but that's not all - bedrooms 1 and 2 offer something truly special, with their beautiful outlook to Lake Windermere and the Northern majestic fells, these bedrooms provide breathtaking views that will leave you in awe. Finally, the shower room includes WC, washbasin and walk in shower. With some modernisation, this property would be an ideal main residence or second home.

**Location:** 22 South Craig is set on a quiet residential cul-de-sac, close to both Windermere and Bowness-on-Windermere.

Follow New Road from Windermere to Bowness for approximately  $\frac{3}{4}$  mile. Turn left onto Beresford Road at Beresford Restaurant. Take the next left, marked for South Craig, Take right at the fork in the road and follow the road around, No.22 can be found a short way up on the right hand side.

**Accommodation:** (with approximate measurements)

**Living Room** 17' 11" max x 10' 11" (5.46m x 3.33m)

**Dining Room** 10' 10" x 9' 10" (3.3m x 3m)

**Kitchen** 14' 0" max x 7' 6" max (4.27m x 2.29m)

Conservatory 7' 6" x 5' 1" (2.29m x 1.55m)  
WC

Stairs to First Floor: Landing with access to loft space.

Bedroom 1 10' 10" x 10' 8" plus window reveal (3.3m x 3.25m)

Bedroom 2 11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom 3 10' 11" x 8' 0" (3.33m x 2.44m)

Bathroom

Garage 17' 0" x 9' 0" (5.18m x 2.74m)

Property Information:

Outside: Front and rear gardens with single garage.

Services: Mains water, drainage, gas and electricity. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band E.

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: //eclipses.debater.observes

Notes: \*Checked on <https://checker.ofcom.org.uk> 29th November 2023 - not verified.



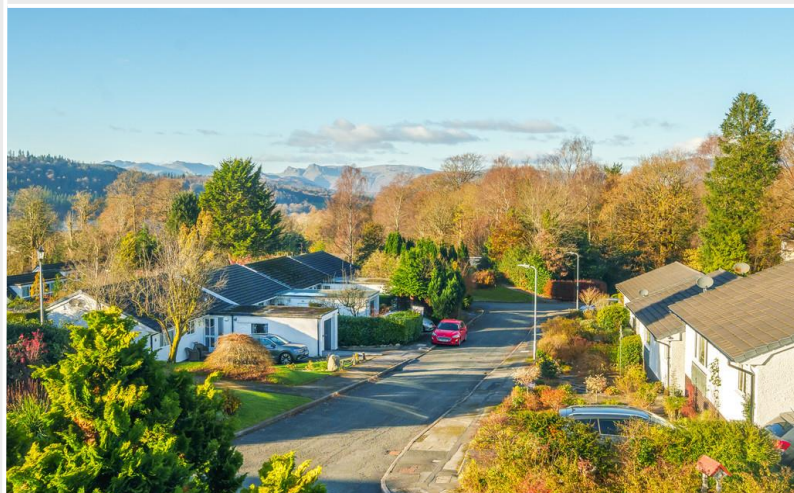
Bedroom 2



Conservatory



Ordnance Survey Ref: M4P-01130601



Views

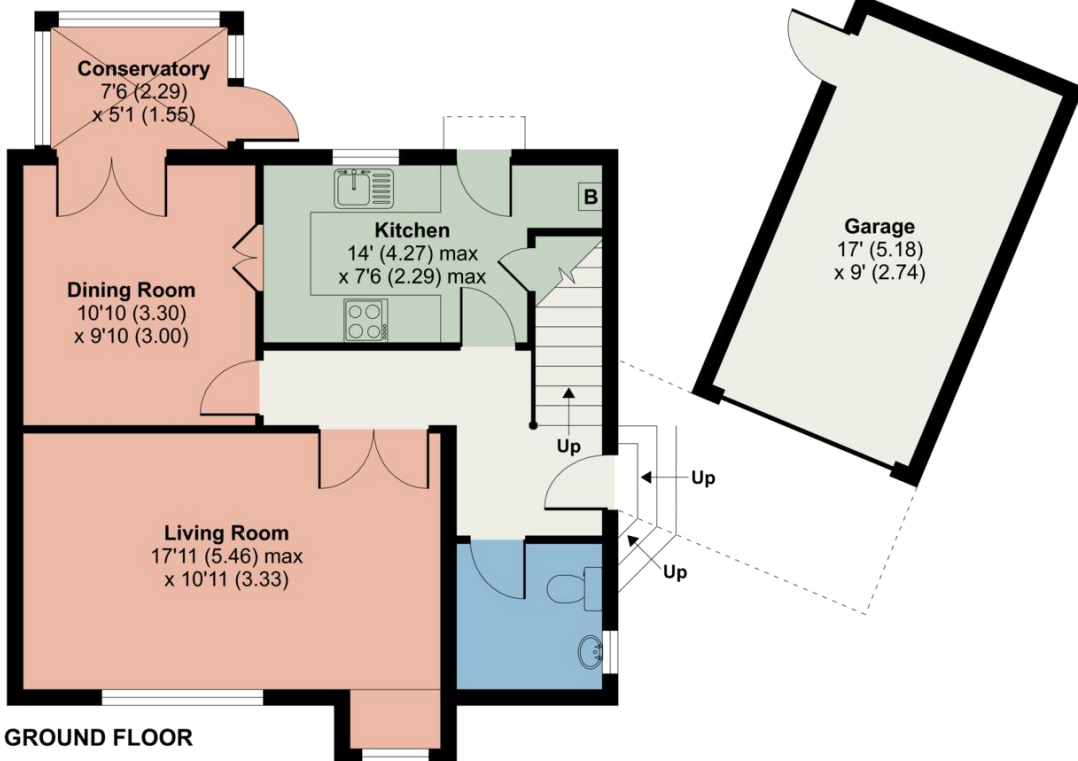
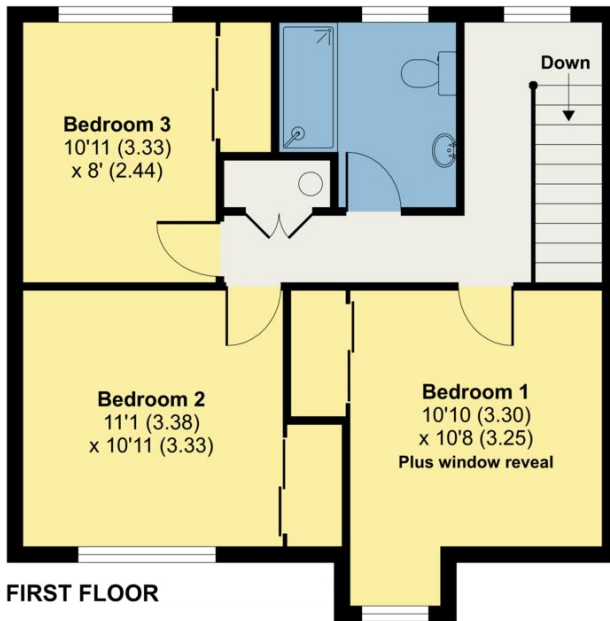
# 22 South Craig, Bowness-on-Windermere, LA23

Approximate Area = 1148 sq ft / 106.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2023. Produced for Hackney & Leigh. REF: 1061215

A thought from the owners...

*"It's amazing how quiet and peaceful it is for a property so close to the excellent variety of facilities in Bowness and great to feel at the heart of the Lakes with such stunning views!"*

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 30/11/2023.

Request a Viewing Online or Call 015394 44461