



## Bowness-on-Windermere

£530,000

Gillercombe, 97 Craig Walk, Bowness-on-Windermere, Cumbria, LA23 2JS

A traditional 4 bedroomed Lakeland cottage with off road parking, only a stones throw from everything the thriving tourist village of Bowness has to offer. Comprising of living room, dining room and kitchen and boot room on the ground floor, cellar on the lower ground floor with utility room and ideal for storage, 2 bedrooms (1 en-suite) and a bathroom on the first floor and a further two bedrooms (1 en-suite) and a cloakroom on the second floor. It is somewhat larger than your standard cottage.

Built in the local manner of the solid stone walls under a pitched slated roof with a small front garden to the front and a further larger patio area to the rear with a useful outhouse and a further garden area through a gate which also gives access to a parking space. The property would lend itself as a permanent residence or a holiday home or indeed a holiday let.

### Quick Overview

4 bedroomed mid terrace

2 reception rooms and 3 bath/shower rooms

Quiet but convenient location

Patio

Close to amenities and transport

In good decorative order

Ideal private residence, going concern holiday let or second home

Private Parking for 1 car

\*Superfast Fibre Broadband available



4



3



2



E



Superfast Fibre  
Broadband



Off Road parking  
for 1 car

Property Reference: W6055



Kitchen



Dining Room



Rear Patio



Bedroom 2

#### Location:

Just at the top of the thriving tourist village of Bowness on Windermere off a quieter side street. From the lake and Bowness Bay, proceed up over the mini roundabout, up Crag Brow which continues as Lake Road up the village. Bear right onto Biskey Howe Road, just after the row of shops and Courtneys, bear first left onto Craig Walk and 97 is a short way along on the right.

#### Property Overview:

A traditional 4 bedroomed Lakeland cottage, slightly larger than your standard cottage, just half a mile from Lake Windermere and within walking distance of the village of Bowness On Windermere. The property comprises of living room with coal effect fire and large bay window, dining room with built in cupboards and an ornate fireplace with slate hearth and surround, built in cupboards and wine fridge, off this room is the boot room which leads to the rear patio. The kitchen has all the modern appliances you would expect including integrated Zanussi electric oven and Zanussi induction hob with extractor over. Built in fridge and dishwasher. From the kitchen there is access to a useful cellar on the lower ground floor which the current owners utilise for both storage and a utility room and has plumbing for a washing machine and space for a dryer. On the first floor are 2 bedrooms (Bedroom 1 being en-suite) and a family bathroom and on the second floor are a further 2 bedrooms (Bedroom 3 being en-suite) and a cloakroom with WC and washbasin.

Outside to the front of the property is a patio seating area and to the rear is a patio seating area and a useful outhouse. A further garden area can be found through the back gate and this also gives access to an allocated parking space which is a benefit to this property.

The property is currently a successful holiday let through Sykes Cottages and the average gross income for the last 3 years has been £40,000 per annum. All furniture, fixtures and fittings are available under separate negotiation.



Dining Room



Living Room



Kitchen



Utility Room



Bedroom 3



Bathroom

Accommodation with approximate measurements:

Entrance Hall

Living Room 15' 0" into bay x 11' 4" (4.57m x 3.45m)

Dining Room 13' 5" x 11' 5" max (4.09m x 3.48m)

Kitchen 7' 8" max x 7' 2" max (2.34m x 2.18m)

Boot Room 5' 1" x 4' 9" (1.55m x 1.45m)

Door from kitchen leads to basement cellar:-

Utility 13' 7" max x 10' 9" (4.14m x 3.28m)

Store 7' 9" x 4' 0" (2.36m x 1.22m)

Stairs from the entrance hall lead to first floor:

Landing

Bedroom 1 14' 9" max x 11' 5" max inc en-suite (4.5m x 3.48m)

En-suite

Bedroom 2 13' 6" x 8' 9" (4.11m x 2.67m)

Stairs from the first floor lead to the second floor:

Landing

Bedroom 3 11' 11" x 8' 0" (3.63m x 2.44m)

En-suite

Bedroom 4 12' 1" x 6' 7" (3.68m x 2.01m)

Cloakroom

**Outside:** To the front of the property is a patio seating area and to the rear is a patio seating area and a useful outhouse. A further garden area can be found through the back gate and this also gives access to an allocated parking space which is a benefit to this property.

**Services:** Mains gas, water and electricity and gas fired central heating to the radiators.

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** Rateable value of £3,350 with the amount payable of £1,641.50 for 2023/24. Small business rates relief may apply for new businesses/single premises, please contact Westmorland and Furness Council for further information.



Bedroom 1



OS Plan



Bedroom 4



View



Rear Elevation

**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:** ///sharp.fuses.appeal

**Notes:** \*Checked on <https://www.openreach.com/> 4th March 2024 - not verified.

**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 (incl. 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).

## Meet the Team

### Mike Graham F.N.A.E.A.

Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



### Nicole Fallowfield

Assistant Branch Manager

Tel: 015934 44461

windermesales@hackney-leigh.co.uk



### Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermesales@hackney-leigh.co.uk



### Jacqui Todd

Sales Team

Tel: 015934 44461

windermesales@hackney-leigh.co.uk



### Michael Critchley

Viewing Team

Tel: 015934 44461

windermesales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermesales@hackney-leigh.co.uk



### Sean Smith

Professional Photographer

hlphotography@hackney-leigh.co.uk



### Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermesales@hackney-

# 97 Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 1417 sq ft / 131.6 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/checom 2024. Produced for Hackney & Leigh. REF: 1092758

A thought from the owners – This has been our perfect Lake District holiday home to share with family and friends and a great base for hiking and water sports.

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 18/03/2024.

Request a Viewing Online or Call 015394 44461