



Windermere

£525,000

47 Craig Walk, Windermere, Cumbria, LA23 2HB

Nestled between Bowness and Windermere villages, this charming and beautifully presented mid-terraced property is perfectly positioned and provides easy access to local amenities, while boasting breathtaking views of the Lakeland Fells and Lake Windermere from the first floor. A fantastic opportunity to purchase a mid terraced home in the sought after area of the Lake District!

Quick Overview

- 3 Bedroomed mid terraced house
- 2 Reception rooms, 2 bathrooms (1 ensuite) & ground floor cloak room
- Quiet convenient location
- Views of the Lakeland fells
- Close to amenities and transport links
- Private south facing rear garden with woodland outlook
- Recently constructed garden room extension
- Ideal as a lock up and leave, holiday let or permanent residence
- Garage & off road parking for 2 cars
- *FTTC Superfast broadband available up to 74-80 Mbps



3



2



1



C



Superfast
Fibre
Broadband

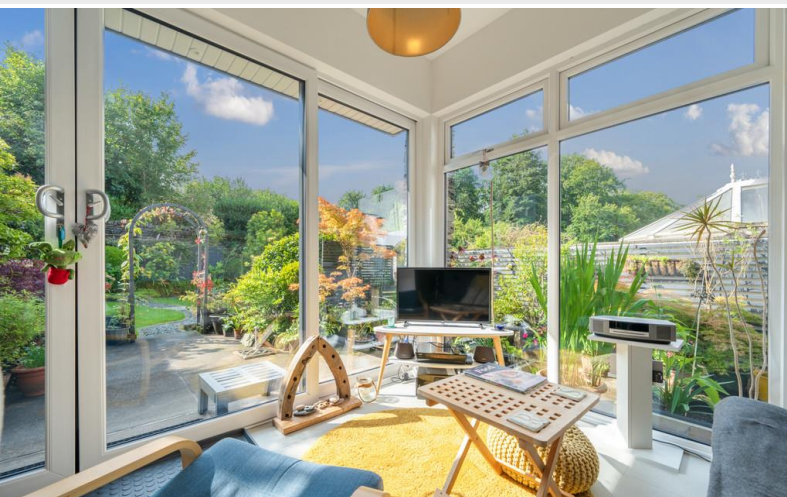


Garage & Off
Road Parking

Property Reference: W6143



Sitting Room



Dining Area



Kitchen



Bedroom 1

Location: In a gently elevated location having a pleasant open outlook over Bowness village with local shops and amenities close at hand.

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 No. 47 being on the left.

Property Overview: A superb house in a fantastic location with beautiful views, what more could you want! 47 Craig walk is a spacious home which has been well maintained and improved by the current owners. The accommodation comprises entrance hall with an under stairs storage cupboard, leading to a large well-fitted dining-kitchen with modern units and appliances of built in double electric oven, ceramic hob with extractor over, built in dishwasher, space for fridge freezer, breakfast bar leading into the newly constructed garden room having woodland views with patio doors allowing access to the fabulous private south facing garden with; well stocked borders, generous patio pace and a raised decked seating area allowing for late evening sun. The ground floor also includes access to the garage with a utility area including sink, plumbing for washing and drying machine and houses the Worcester gas boiler. Moving back into the property is the downstairs cloak room and a 3rd bedroom which is currently being used as an office space.

The property has been interestingly configured to be an upside down house with the sitting room being on the first floor and having double Juliet balconies taking advantage of the spectacular views of the Lakeland fells. Plus two double bedrooms with fitted wardrobes and bedroom 1 having a large ensuite shower room. There is also a separate family bathroom comprising of WC, washbasin, bath and heated towel rail.

With the added benefit of off road parking for 2 cars, single garage and a beautiful rear garden. This property would make an ideal main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Ground Floor

Bedroom 3/Office 10' x 8' (3.05m x 2.44m)

Kitchen 12' 10" max x 12' 7" (3.91m x 3.84m)

Garden Room 15' x 9' 5" (4.57m x 2.87m)

WC

Garage 20' 11" x 10' (6.38m x 3.05m)

First Floor

Sitting Room 16' 8" max x 12' max (5.08m x 3.66m)

Bedroom 1 20' 11" inc ensuite x 10' (6.38m x 3.05m)

Ensuite Shower Room

Bedroom 2 10' 1" x 8' 7" incl wardrobe (3.07m x 2.62m)

Bathroom

Property Information:

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

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: ///hounded.poems.calibrate

Notes: *Checked on <https://www.openreach.com/> 28th August 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 (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).



Bedroom 2



Rear Garden



View



OS Plan

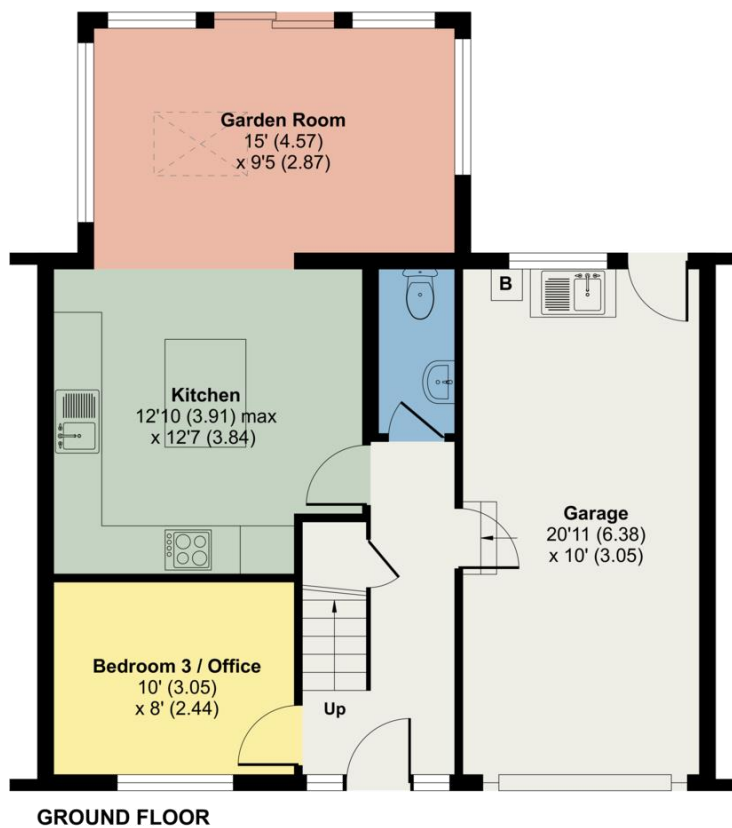
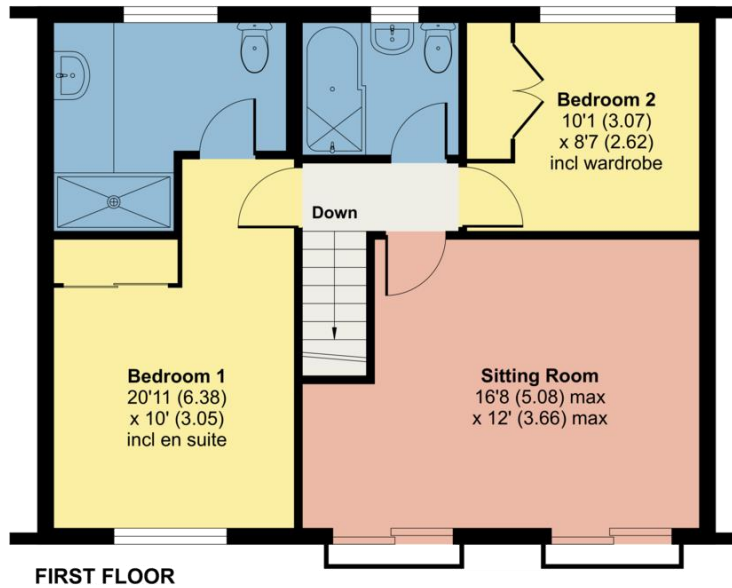
47 Craig Walk, Windermere, LA23 2HB

Approximate Area = 1064 sq ft / 98.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1271 sq ft / 118 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: 1178715

A thought from the owners... *"The house boasts great views of Lake Windermere and the Lakeland fells including Wansfell, Red Screes and the Fairfield Horseshoe. These views are awesome to look at when there is an early morning mist sitting on the lake with the hills rising above the mist. We have found the house a most peaceful and relaxing place to live weather sitting out in the rear garden watching the occasional deer that wander freely in the woodland behind the house or just admiring the outlooks from the garden room and front sitting room."*

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 11/09/2024.

Request a Viewing Online or Call 015394 44461