



Bowness on Windermere

£385,000

Caths Cottage, 92 Craig Walk, Bowness On Windermere, LA23 3AX

A 3 bedroomed Lakeland cottage in a prime and very desirable location close to Bowness-on-Windermere and all the amenities it has to offer. This property could be used as a fantastic home, second home or holiday let.

Quick Overview

- 3 Bedroomed mid terraced Lakeland cottage
- 1 Reception room and 1 bathroom
- Convenient location
- Front garden & rear patio area
- No chain
- Close to all the local amenities
- In need of modernisation
- A fantastic holiday let, home or additional residence
- On road permit parking
- *Superfast Broadband Speed of 80Mbps



3



1



2



D



Superfast
Broadband



On Road
Parking

Property Reference: W6019



Living Room



Dining Kitchen



Kitchen



Dining Area

Description: Caths Cottage is a well proportioned 3 bedroomed Lakeland Cottage in the heart of Bowness village with outdoor seating area and front garden, plus the property has a range of original features and offers the perfect opportunity for updating.

Front porch, moving into the property there is a large entrance hall with a pleasant living room on the right hand side. The living area includes a large bay window with an open fireplace set on slate hearth with wooden mantelpiece and surround. The large and bright dining kitchen comprises of wall and base units, space for small fridge and separate freezer, Electrolux oven and gas hob with extractor over, built in cupboards (with one cupboard including the BOSCH boiler), plus a fireplace with slate hearth.

Upstairs includes 3 bedrooms with bedroom 2 having built in storage space and bedroom 1 having a large bay window looking out onto the front garden. The bathroom has a 3 piece white suite consisting of WC, bath with shower over and washbasin with vanity unit, tiled flooring and part tiled walls with heated towel rail.

The property has been a successful holiday let for 9 years, and with some modernisation this property could also be a fabulous main residence or second home ready for the new owners to enjoy!

Some furniture is available under separate negotiation.

Location: Set in a quiet location plus a short walk from Biskey Howe viewpoint and 5 minutes away from all village amenities and shops.

From Windermere proceed down New Road, continuing as Lake Road, passing the Police Station on the left, continue for approximately 1/4 mile bearing left into Biskey Howe Road. Continue on this road taking the right turning at a small cross roads and 92 Craig Walk can be found on the right hand side.

Accommodation: (with approximate measurements)

Living Room 13' 1" into bay x 12' 2" (3.99m x 3.71m)

Dining Kitchen 16' 6" max x 12' 4" max (5.03m x 3.76m)

Bedroom 1 16' 1" into bay x 9' 7" (4.9m x 2.92m)

Bedroom 2 11' 0" max x 9' 11" (3.35m x 3.02m)

Bedroom 3 8' 9" x 7' 3" (2.67m x 2.21m)

Bathroom

Shed 8' 8" x 3' 3" (2.64m x 0.99m)

Property Information:

Outside: To the front of the property is a small seated area with a large garden leading up to the road. The rear of the property there is a patio area with a utility cupboard including plumbing for washing machine and shelving, plus a separate wood store.

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold. Vacant possession upon completion.

Business Rates: Small business rates relief.

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

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

What3Words: //cowboys.starch.headrest

Notes: *Checked on <https://checker.ofcom.org.uk> 17th November 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Front Garden

92 Craig Walk, Bowness-on-Windermere, Windermere, LA23

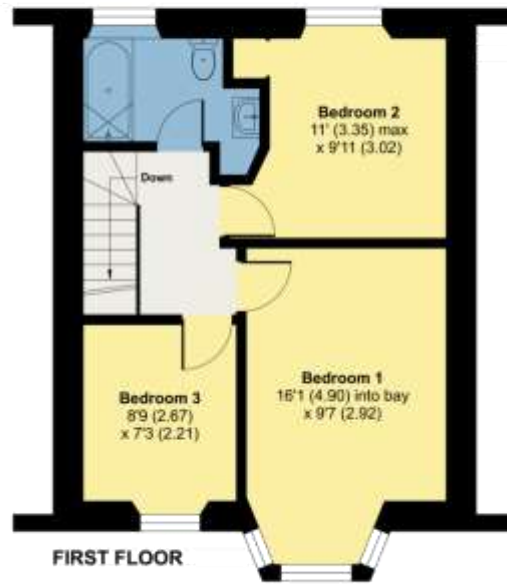


Approximate Area = 896 sq ft / 83.2 sq m

Shed = 29 sq ft / 2.6 sq m

Total = 925 sq ft / 85.9 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). © richcom 2023. Produced for Hackney & Leigh. REF: 1053133

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