



Bowness-on-Windermere

£500,000

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



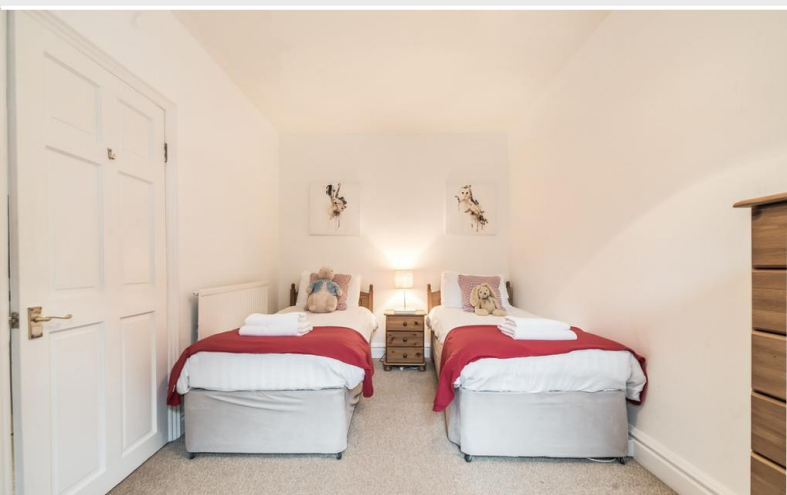
Kitchen



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" maxx 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 (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).

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

windermersales@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@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.



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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@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.

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