

## Bowness On Windermere

£365,000

Oak Cottage, 90 Craig Walk, Bowness On Windermere, Cumbria, LA23 3AX

A perfectly presented 2 bedroomed (1 en-suite) Lakeland cottage in a prime, central location with the added bonus of private off road parking. Currently used as a holiday let this property could also be a fantastic home or second home. The furniture is available by separate negotiation.

### Quick Overview

2 Bedroomed (1 en-suite) mid terraced

Lakeland cottage

1 Reception room, 1 en-suite shower room  
and 1 bathroom

Convenient location

Patio seating areas

No chain

Close to all the local amenities

Well presented with modern fixtures and  
fittings

A fantastic holiday let, home or additional  
residence

Private off road parking

\*Superfast Broadband Speed of 80Mbps



2



2



1



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W6006





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Description

A well proportioned 2 bedroomed (1 en-suite) Lakeland cottage in the heart of Bowness village with off road parking and patio seating areas plus a fantastic cellar which is prime for renovation. Currently a successful holiday let this property could be sold as a going concern if so desired, equally it would be a fabulous main residence or second home with tasteful decoration and modern fixtures and fittings throughout, ready for the new owners to enjoy!

Entering the property into the large entrance hall with alcove space for coats and shoes and through into the cosy living room with wood burning stove set on slate hearth and with Oak beam over, alcove shelving and large bay window. The large dining kitchen is bright and airy with tiled flooring and part tiled walls, cream modern wall and base units, Walnut effect worktops, inset stainless steel sink and drainer and integrated appliances of; Lamona cooker and 4 ring hob with extractor hood over, dishwasher, fridge and separate freezer plus space and plumbing for a washing machine. The rear door leads to a private courtyard and pedestrian access to the lane behind.

Stairs to the first floor take you to the landing with airing cupboard, access to the loft, the bathroom and the 2 good sized bedrooms. Bedroom 1 offers a 3 piece en-suite shower room with shower cubicle with Mira shower, WC and vanity unit with wash hand basin. Chrome heated towel rail and tiled walls and floor. Bedroom 2 overlooks the front patio seating area from the large bay window bringing in plenty of natural light. The bathroom is offered in excellent condition with 'P' shaped bath with shower over and shower screen, pedestal wash hand basin and WC, tiled walls and floor and spotlights to the ceiling.

Access to the cellar is from the rear patio area down some steps. The cellar space offers fantastic storage and could potentially be used as an additional reception/games room if so desired. There is plumbing for a bathroom and kitchen area and a built-in cupboard. Outside the entrance to the cellar there is another useful store cupboard.

To the front of the property is a tiered patio seating area, ideal for sitting out in the summer months and the private off road parking space.

## Location

An ideal central location being situated towards the top of Bowness village, close to all the shops, restaurants and bars.

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 Oak Cottage can be found on the right hand side. Alternatively pedestrian access to the rear of the property can be found off Biskey Howe Road down a 'pedestrian' lane which services the row of neighbouring houses just before the cross roads on the right.

## Accommodation (with approximate measurements)

### Entrance Hall

### Living Room

12' 11" x 12' 9" into bay (3.94m x 3.89m)

### Dining Kitchen

16' 4" max x 12' 6" (4.98m x 3.81m)

### Stairs to

First Floor

### Bedroom 1

11' 8" max x 11' 4" max (3.56m x 3.45m)

### En-Suite Shower Room

### Bedroom 2

14' 4" into bay x 10' 1" max (4.37m x 3.07m)

### Bathroom

### Cellar

23' 8" max x 17' 1" max (7.21m x 5.21m)

### Property Information:

### Services

Mains gas, electricity, water and drainage.

### Tenure

Freehold. Vacant possession upon completion.

### 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.

### Business Rates

Westmorland and Furness Council - Rateable value of £2,400 with the amount payable in the order of £1,176 for 2023/24.

### What3Words

///nutrients.sprains.vanilla

### Notes:

\*Checked on <https://checker.ofcom.org.uk> 3rd October 2023 - not verified.

### Anti-Money Laundering Regulations:

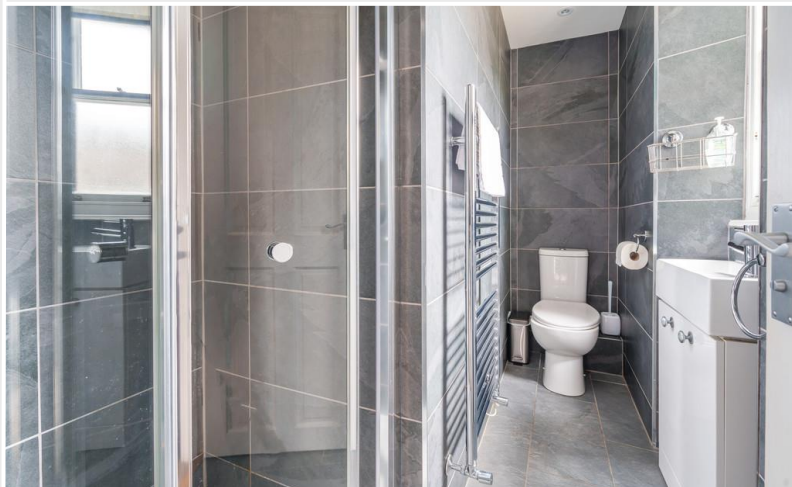
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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 1



Bedroom 2



Bedroom 1 En-Suite Shower Room



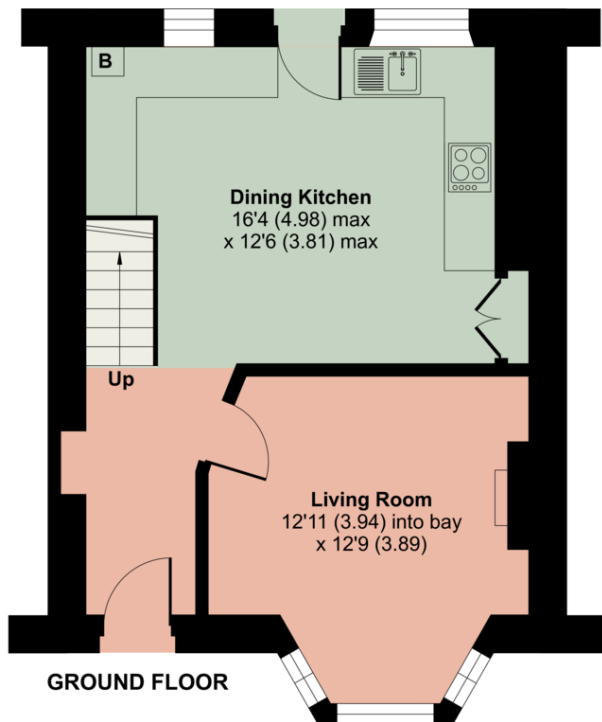
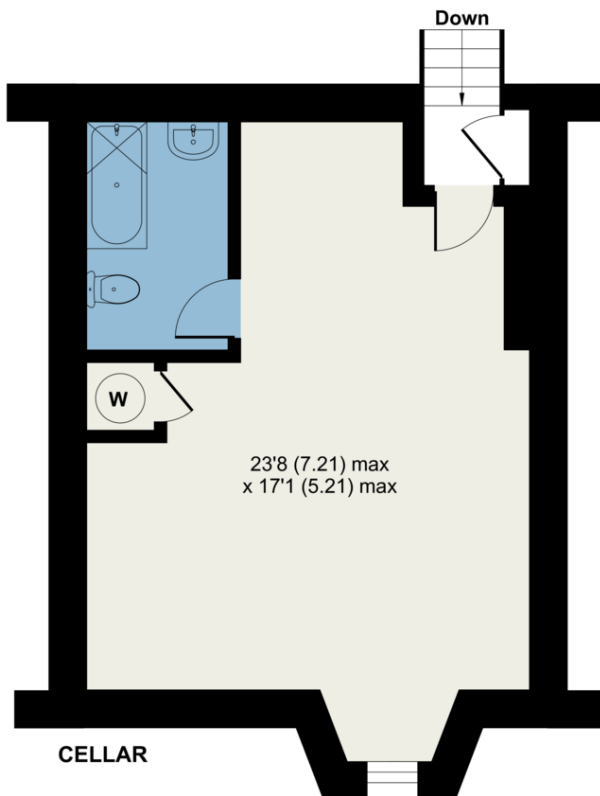
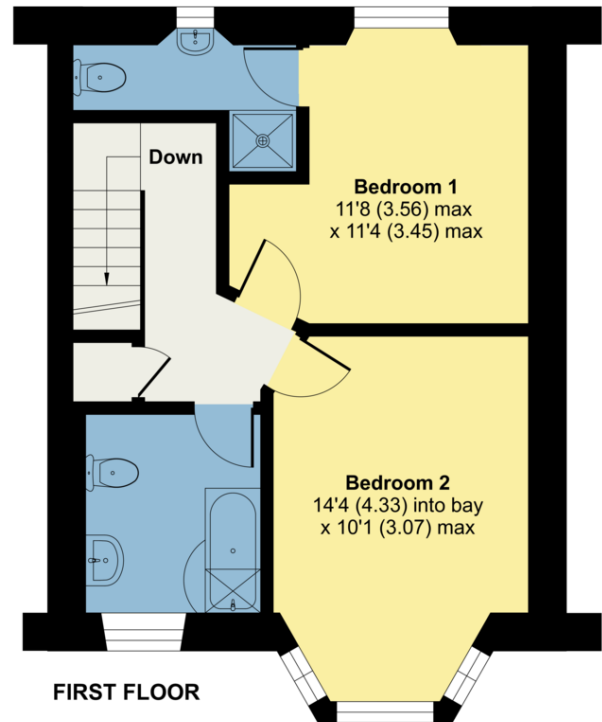
Bathroom



# Oak Cottage, 90 Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 1215 sq ft / 112.8 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1038516

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