



145 Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £660,000

145 Craig Walk

Bowness-on-Windermere

145 Craig Walk is nestled in the heart of Bowness-on-Windermere, a captivating large stone built end terrace Lakeland house featuring three unique one bedroom apartments. What makes this property truly exceptional is its advantageous and peaceful location, offering views over Bowness rooftops towards Claife Heights, the Langdale Pikes, and the breathtaking Lake Views from the top floor apartment.

This traditionally built property, adorned with Lakeland stone, dates back to the turn of the 19th Century, exuding timeless charm and character. Spanning four floors, the residence is extremely spacious and has been meticulously updated and maintained under the current owner's care. All of the apartments offer bay windows with the top two apartments maximising your enjoyment of the views. Additionally, the property boasts the convenience of a private parking space at the rear and a lovely outdoor garden area at the front and side. With its perfect blend of history and modern comforts, 145 Craig Walk presents a remarkable investment opportunity, whether for holiday lets or rental apartments.

Bowness-on-Windermere, renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes' stroll from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail.

For nature enthusiasts, the central fells, famously cherished by Alfred Wainwright, offer an assortment of rewarding challenges. Alternatively, the numerous lower paths and lakeside walks provide a more leisurely exploration of the surroundings. Adding to the allure, a plethora of local attractions and country houses enrich the overall visitor experience.



Accommodation

All three apartments have their own private entrances; the parking space is outside of the doors to both 145B & 145C.

Apartment 145C

Step through the inviting wooden exterior door into a glazed porch, thoughtfully designed for convenient storage. At the bottom of the stairs, you'll find an interconnecting door leading to apartment 145B, which can be securely locked or discreetly blocked up for flexibility.

As you ascend the stairs to the landing, you'll be greeted by a cosy space with a radiator and a window, providing access to all the rooms. The well fitted L-shaped kitchen showcases a wooden floor and an excellent array of wall and base units, accompanied by space and plumbing for a washing machine, a fitted fridge and freezer, and a slim-line dishwasher. Equipped with a 4-ring gas hob and a double oven with an extractor over, this kitchen delights with double aspect views over the rear and side of the building from the original sash windows. There's ample room to set up a dining table and chairs, creating a perfect social space. The living room offers a large square double-glazed bay window that offers picturesque south, west and northern views towards The Langdale Pikes.

The double bedroom has a sash window that frames stunning views of the surrounding fells and the picturesque Lake Windermere. The shower room features a large shower with a sliding door, a heated towel rail, wash basin, and WC, boasting a single sash window with obscure glass and fully-tiled floors and walls.

From the kitchen, stairs lead up to a versatile room with Velux windows offering views over the rooftops of Bowness-on-Windermere. An ideal office space or storage facility and with relevant planning permissions could create a second bedroom.



Apartment 145B

Step inside through a wooden exterior door into a glazed porch, perfect for storing shoes and muddy boots. Adjacent to the porch, you'll find a utility cupboard housing the boiler and providing space and plumbing for a washer/dryer. Following a complete recent modernisation, the breakfast kitchen offers spacious area with sleek grey contemporary wall and base units complemented by a wooden worktop. Equipped with an electric hob, oven, and extractor fan, the kitchen also offers under-counter space for a fridge and showcases a charming tile effect floor. Ample room for a table and chairs seamlessly connects the kitchen to the inviting sitting area, featuring a large square double-glazed bay window that offers picturesque views of Claife Heights, The Langdale Pikes, and glimpses of Lake Windermere. The property also boasts a delightful double bedroom with fell views and a modern fully tiled shower room complete with a large walk-in shower featuring glass sliding doors, a storage cupboard, WC, and hand basin.



Apartment 145A

The property's front door is uniquely situated on the side of the house, while a rear door can be accessed down some steps from the parking area at the back.

Upon entering the ground floor flat, you'll find a compact yet functional kitchen area featuring a sink unit and worktop with shelves above and below on one wall, as well as space for a freestanding electric cooker. The kitchen is partially tiled, and steps lead up to a utility area equipped with space and plumbing for a washer-dryer and ample room for a freestanding fridge freezer. Beyond the recently modernized utility area lies a storage space with restricted head height, housing the newly installed electric boiler.

Continuing from the kitchen, a charming snug area awaits, complete with a window to the side of the property, currently utilised as a sitting area. A fireplace, currently boarded over, adds a touch of character and could easily be restored. Moving through the inner hallway beside the front door, you'll discover the main sitting area, currently used as a second bedroom, benefitting from views towards the fells, making it a serene and inviting space. Besides this room is a delightful double bedroom with a window offering scenic views towards the lake and fells. This bedroom also features a fitted bookcase and storage area. The shower room boasts tastefully tiled walls and a spacious newly installed shower with glass sliding doors, along with a WC and hand basin.





Outside

The property has both a side and front garden area, offering the potential for creative redesign to create charming outdoor spaces for each of the flats. Additionally, at the rear of the property, you'll find a convenient block-paved parking area, providing a parking space for one vehicle.

Directions

From our Windermere office in Ellerthwaite square head towards Bowness on New Road continuing as Lake Road. Turn left onto Beresford Road. Continue along Beresford Road to the T-Junction and turn right onto Craig Walk. At the junction turn left and immediately right along a private lane. 145 can be found at the far end on the right hand side.

Whatthreewords: ///clouding.limped.walkway



Services

All mains connected. Apartments 145b & 145c each has its own gas central heating boiler and 145a has electric heating system. All three apartments are metered separately.

Tenure

Freehold

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps.

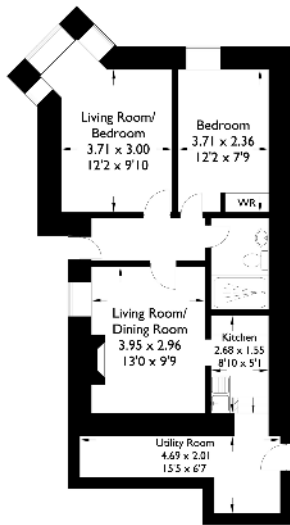
Council Tax Band

All three apartments are band B

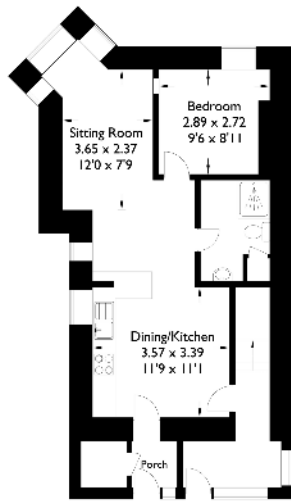


145 Craig Walk

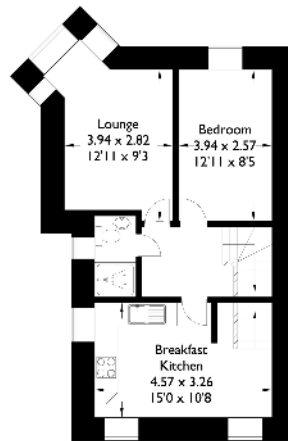
Approximate Gross Internal Area : 171.36 sq m / 1844.50 sq ft
 Total : 171.36 sq m / 1844.50 sq ft



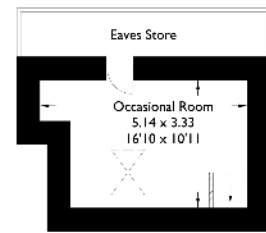
Lower Ground Floor



Ground Floor

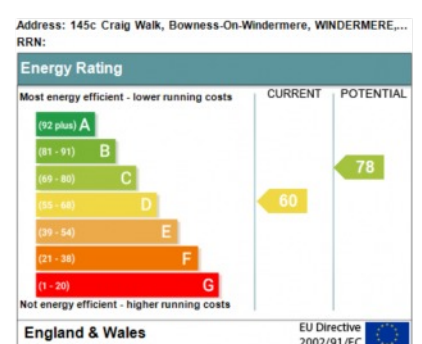
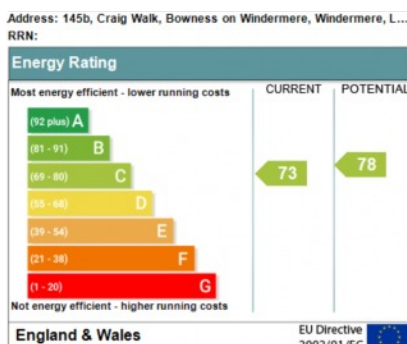
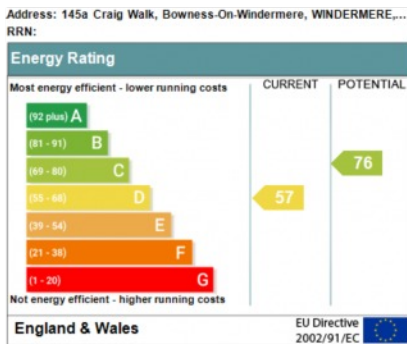


First Floor



Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.