



The Thistles

105 Craig Walk, Bowness-on-Windermere, LA23 2JS

Guide Price £485,000

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105 Craig Walk, Bowness-on-Windermere

The Thistles offers an excellent opportunity to purchase a beautifully renovated turn-key property set in the Lake District National Park. Situated in a convenient and prime location in the heart of Bowness-on-Windermere. This picturesque attractive mid-terrace traditional Lakeland stone-built cottage has plenty of character and has in the recent years undergone extensive renovation and modernization to create what is now a stylish and contemporary yet characterful holiday let. The accommodation comprises of a fabulous living space, formal dining room, kitchen, one king, one double and two single rooms along with two splendid house bathrooms. A picturesque garden to the front of the cottage with contemporary patio area at the rear, offering a beautiful space for alfresco dining, with private parking. There is also the added bonus that cabling has been laid for an electric car charge point should it be needed. The present owners have upgraded the property throughout, meaning you don't have to! Equally suitable as a main, second or investment property; currently operating as a commercial holiday let through Lakelovers. Please note contents are available by separate negotiation meaning you could purchase fully furnished to enable the business to continue seamlessly during handover.

The property is situated on Craig Walk, located on the edge of the popular tourist honey pot of Windermere, boasting an elevated position to offer surrounding fell views. The quiet yet convenient position is just 15 minutes' walk to Lake Windermere and just a few minutes walk to the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.





Accommodation

Attractive covered porch entrance with timber glazed front door. leads into;

Hallway

Pleasant entrance hall with recessed cloaks space, stripped floorboards and stairs leading to first floor.

Sitting Room

A light and bright comfortable sitting room with a wide bay window and traditional coving to the ceiling. A central focal point is the fire surround and coal effect gas fire.

Dining Room

A good size dining area, the perfect social space with the kitchen adjacent. An impressive deep central inglenook style fireplace with Gas log burner, alcove recess and a cupboard with shelving above. Timber double glazed patio doors give access out to patio area and paved parking area beyond. Beautiful and practical tiled floor which leads seamlessly through to the kitchen.

Kitchen

Well-equipped modern kitchen with timber glazed sash window to the rear of the property with plenty of wall and base units in contemporary cream with, a wooden work top. integrated electric induction hob with extractor over, and electric oven, ceramic sink and integral fridge. Tiling to floor.



Stairs lead down to:

Cellar Storage Room

With utility area having plumbing for washing machine and dryer. Timber glazed window and wood panelling to walls. Adjacent is a separate lockable storeroom.

Half landing with skylight and access to

Bedroom One

Large king sized bedroom with two sash windows at the front of the property. Plenty of space for bedroom furniture.

Bedroom Two

Double bedroom with timber glazed sash window to the rear of the property. Built in cupboard/wardrobe.

Bathroom

Recently refurbished bathroom with a corner shower unit, WC and hand basin with storage cupboard under. Fully tiled to both wall and floor with stylish tiles. There is a ladder style radiator, inset ceiling lighting and timber glazed sash window.

Landing with Velux window.

Bedroom Three

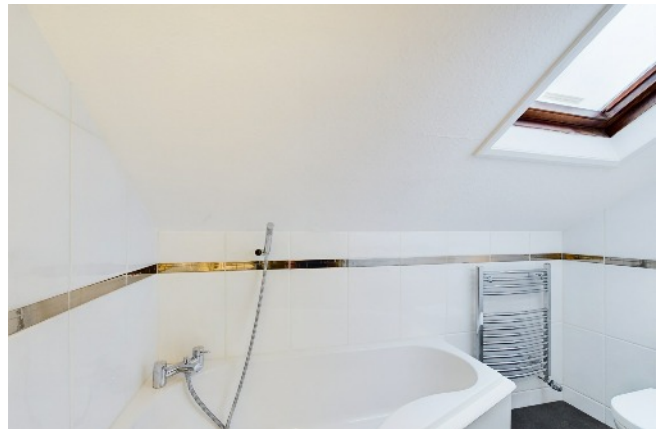
Single bedroom with timber glazed dormer window enjoying views of the Lakeland fells in the distance.

Bedroom Four

Single bedroom with timber glazed dormer window enjoying views to the Lakeland fells in the distance.

Bathroom

Three piece suite comprising corner bath with shower attachment, pedestal wash basin and WC. Chrome heated towel rail, tiling to walls, inset ceiling lighting and Velux window.





Outside

To the front of the property is a small, enclosed garden and to the rear of the property is a beautifully porcelain tiled patio area, the perfect space for sitting out and dining after along day. Steps up to a raised parking area which has been recently block paved, which is accessed via a single access lane at the rear from Biskey Howe Road.

Directions

From our Windermere office in Ellerthwaite Square head towards Bowness on the Lake Road passing the Police Station, take the next left at Beresford Restaurant into Beresford Road. Continue to the end of Beresford Road approaching a T-Junction and take a right onto Craig Walk, No 105 'The Thistles' can be found about 150 yards on the left hand side.
Whatthreeords: [///riverbank.enjoyable.combining](http://riverbank.enjoyable.combining)

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

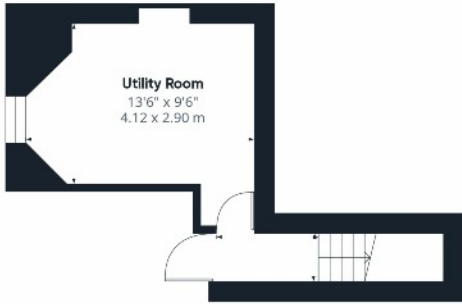
Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

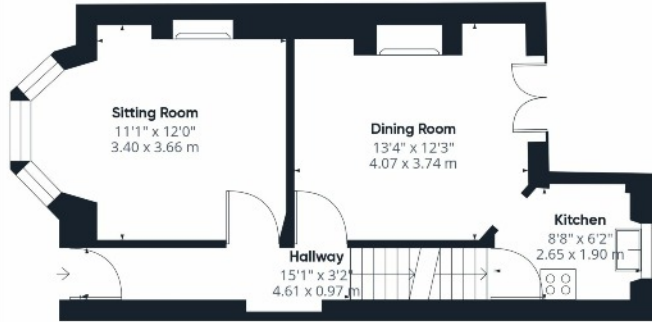
Rateable Value

£3,350. Actual amount payable £1,671.65. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.





Floor -1



Floor 0

Approximate total area⁽¹⁾
 1232.92 ft²
 114.54 m²

Reduced headroom
 44.87 ft²
 4.17 m²



Floor 1



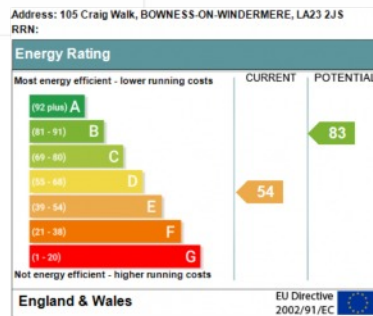
Floor 2

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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.

