



86 Craig Walk

Windermere, LA23 2JS

Guide Price £450,000

86 Craig Walk

Windermere

86 Craig Walk is a charming, traditional Lakeland stone-built terraced home, full of character and ideally positioned just a short stroll from the heart of Bowness-on-Windermere. Beautifully maintained throughout, the property offers accommodation comprising an open-plan sitting room and dining kitchen, three double bedrooms (one en suite), and a splendid house bathroom. An area of off-street parking is available to the rear of the property.

This traditional Lakeland home will suit a wide range of buyers looking for a holiday let investment, luxury second home or permanent residence. Most of the contents are available by separate negotiation.

The property is conveniently located within 100 yards of the bustling and popular town of Bowness-on-Windermere, offering a very convenient central location with the shops, restaurants, cafés and bars of Bowness right on the doorstep. This picturesque Lakeland property is situated within walking distance of a wide range of local amenities and tourist attractions, with good transport links including train, bus and Lake Cruises all within easy, level walking distance. The property therefore offers excellent accessibility for enjoying the beautiful Lake District National Park.



Accommodation

From the front patio area, a door leads into the entrance hall, a perfect place for taking off coats and shoes, with stairs leading up to the first floor and down to the lower ground floor.

Bedroom One

A spacious double room with a large bay window to the front aspect and an en suite shower room comprising a shower cubicle, heated towel rail, WC and vanity wash-basin.

Family Bathroom

A modern bathroom with tiled flooring and part-tiled walls, heated towel rail, bath with rainfall shower over, WC and vanity washbasin.

Stairs down to the lower ground floor;

Open Plan Sitting Room & Kitchen

A dual-aspect open-plan room with ample space for an additional dining area and a convenient understairs storage cupboard. The kitchen comprises a range of fitted wall and base units with butcher block worktops, and integrated appliances including a four-ring hob with single electric oven, dishwasher, fridge and ceramic sink with drainer. A rear door provides access to the parking space.

Two sets of stairs lead up to first floor;

Landing

Spacious landing with loft hatch.

Bedroom Two

Another large double room with dual aspect to the front.

Bedroom Three

A double room with rear-aspect window.

Services

Mains gas, electric, water and drainage.

Tenure

Freehold

Business Rates

Westmorland and Furness Council – business rates are payable. Rateable Value of £3,700 (with effect from 01.04.26) with the standard multiplier of 54.6p. Currently 100% small business relief applies, purchasers are advised to make their own enquiries.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

What3Words

///havens.wash.purified



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Floor 0



Floor 1



Floor 2

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

1014 ft²
94.1 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.