



Bowness-on-Windermere

£460,000

The Roses, 109 Craig Walk, Bowness-on-Windermere, LA23 2JS

109 Craig Walk is perfectly situated on Bowness-on-Windermere's fringes with easy access to shops and cafes as well as tourist attractions. Already a lucrative holiday let, this property is great for families and accommodating guests and the allocated parking and outdoor terrace space to the rear makes it one of the more desirable Craig Walk properties.

Quick Overview

- 4 bedroom traditional Lakeland mid-terrace house
- Arranged over 4 floors
- Outhouses to rear
- Established holiday let
- Central location, close to amenities
- In good decorative order
- Outdoor space to rear and terrace garden beyond
- Allocated parking
- Double glazing and gas central heating
- Ultrafast broadband



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Ultrafast
available



Allocated parking

Property Reference: W6362



Living room



Dining room



Kitchen



Bedroom 1

A wrought iron gate incorporating its name 'The Roses' opens to an inviting rose garden with several steps and a handrail to the honeysuckle-dad front porch.

As you enter into the entrance hall, the theme of originality begins. The traditional decor of the property, built in 1925, runs into the dining room, with a view to the cottage-style garden to the rear, and built-in original storage cupboards. Viewed as a blank canvas to personalise, this room offers the potential opportunity to create a spacious dining area.

From here, enter through the panelled bi-fold doors which separate the living room from the dining room. Featuring a large bay window with radiator below, this room offers ample space for sofas and a focal point living flame gas fire has a traditional wooden surround, mantelpiece and quartz hearth.

The kitchen is compact yet thoughtfully designed overlooking the rear garden. A Sharp dishwasher, Hot Point hob and cooker, stainless steel sink, range of base units and white tile splash backs are in place. Wooden wall shelving aids storage solutions.

Downstairs is the basement area which offers a large array of storage options. The large room has plumbing for a washing machine, a Bosch fridge-freezer and airing cupboard housing the water tank and the Vaillant boiler. The room beside this is smaller and houses the consumer unit, water meter and a pantry.

Upstairs to the first floor, bedroom 1 is traditionally finished, with cornice-pelmed windows looking over Craig Walk and ample space for furnishings and a king-sized bed. This room is bright with natural light. Bedroom 2 is also a double with a rear outlook to a private wooded glade.

The bathroom is finished in a contemporary style with vanity sink and a fitted towel heater, WC, bath with shower over and a Showerlux bottle holder for convenience. There is an original cupboard for storage.

Following the stairs up to the second floor, a dormer window in the roof allows natural light and enhances the space. Bedroom 3 is sizeable, has built-in storage and a dormer window. The original fireplace is still present, adding a traditional touch again. The room is currently used as a twin room. It offers views to the fells and access to the loft. Bedroom 4 also has rooftop views to the fells from its dormer window and is a single room offering scope to become a home office/study.

This property is located in a quiet, yet convenient area with a small, flagged courtyard. Its rose garden makes it perfect for sitting outside in warmer weather to enjoy the peace and quiet. There are two outhouses here too. One contains an outdoor toilet and sink and the other offers storage for tools and equipment etc.

Leaving through the back gate, marked 109, is its allocated parking spot and opposite its terrace garden.

Don't miss the opportunity to make this fabulous property your second home/next investment or permanent residence. Book a viewing today.

Entrance hall:

Living room: 3.46 x 3.47m (11'4" x 11'4")

Dining room: 3.28 x 4.07m (10'9" x 13'4")

Kitchen: 1.98 x 2.41m (6'6" x 7'10")

Basement: 2.88 x 4.14m (9'5" x 13'7")

First floor landing

Bedroom 1: 4.61 x 3.45m (15'1" x 11'3")

Bedroom 2: 2.79 x 4.07m (9'1" x 13'4")

Bathroom:

Second floor landing

Bedroom 3: 2.45 x 5.73m (8'0" x 18'9")

Bedroom 4/office: 2.09 x 3.49m (6'10" x 11'5")

Property information

Services: Mains gas, water and electricity. Gas fired central heating to radiators

Tenure: Freehold

Business rates: 2026-2027 Rateable Value: £4,300.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What 3 words and directions: ///cowering.recoup.defensive.
From Main Road, Windermere, continue towards Bowness. Pass Baddeley clock, and continue straight. Just before the Police station on the left, turn left onto Craig Walk, and follow the road round. 109 is on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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 2



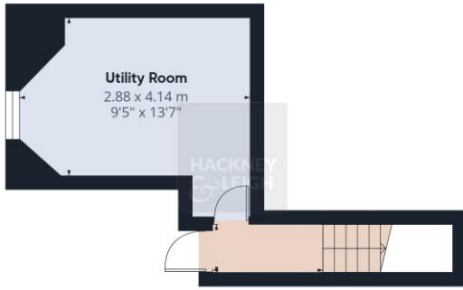
Bedroom 3



Bedroom 4



Rear courtyard



Floor -1



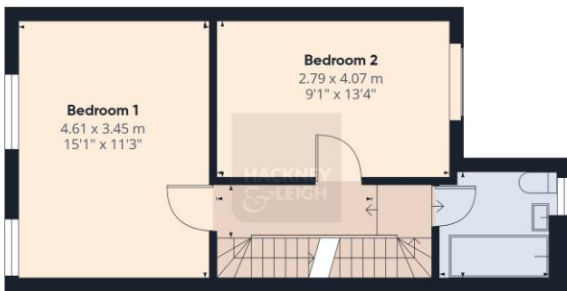
Floor 0

Approximate total area⁽¹⁾

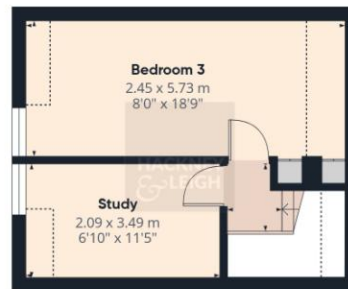
112.2 m²
1208 ft²

Reduced headroom

2.8 m²
30 ft²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



A thought from the owners: This cherished family home for 40 years is superbly located with Bowness on its doorstep and countryside to the rear.

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