



3 Rustic Cottages

Craig Walk, Bowness-on-Windermere, LA23 3AX

Guide Price £365,000

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3 Rustic Cottages is a charming traditional Lakeland cottage offering two bedrooms and forming one of a short terrace of just four properties. Tucked away in a peaceful yet highly convenient location just moments from the heart of Bowness, this delightful home combines character, comfort and accessibility.

Full of original charm, the property boasts a wealth of period features, including exposed beams, slate stone and roughcast walls, stripped wooden doors, cosy nooks and crannies, and a welcoming lounge centred around a log-burning fireplace. Outside, the larger-than-average enclosed rear garden enjoys a sunny south-facing aspect, providing an excellent space for outdoor dining, entertaining or simply relaxing.

Currently operating as a successful holiday let, the property would also make an ideal second home or a charming permanent residence.

Situated just off Craig Walk, 3 Rustic Cottages enjoys a tranquil setting while being only a short stroll from the vibrant centre of Bowness. An excellent selection of independent shops, restaurants, cafés and bars are right on the doorstep, along with many of the area's popular tourist attractions. Excellent transport links, including bus services, the railway station and Lake Windermere cruises, are all within easy walking distance, making it the perfect base from which to explore the stunning Lake District National Park.

Resident parking is available at the lower end of Craig Walk on a first-come, first-served basis, and the property benefits from a resident parking permit.



Accommodation

Traditional front door leads into;



Dining Kitchen

Open plan kitchen area to dining space with tiled floor throughout, the kitchen area consists of fitted wall and base units finished with laminate work surfaces and sink unit. Range of equipment incorporated including gas hob, oven, fridge, washing machine and recessed cupboard housing Vaillant gas central heating boiler.



Sitting Room

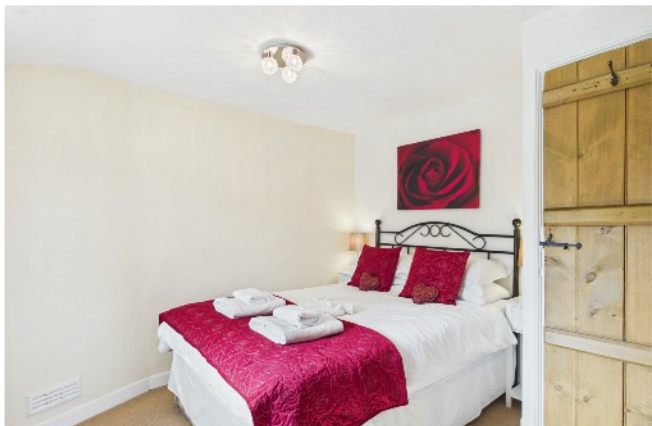
Cosy and characterful sitting room with large slate stone faced fireplace with inset log burning stove, adjacent bookshelves and built in cupboard below. Exposed beams to ceiling, wood flooring and large bay with uPVC double glazed door and windows out to the rear garden.

Hallway

Vestibule with door out to the garden and staircase leading to;

First Floor

Landing with loft hatch.



Bedroom One

A double bedroom with uPVC double glazed window overlooking the garden. Plus built in wardrobe over the stairs.

Bedroom Two

Small double bedroom with uPVC double glazed window. Ample space for a chest of drawers or small wardrobe.



Bathroom

Modern three piece white suite comprising pannelled bath with chrome shower over, was basin with vanity unit and WC. The bathroom is finished with stone effect tiling to walls, spot lighting, shaver point, extractor fan, heated towel rail and uPVC window with window seat.

Outside

To the front of the property is shared pathway leading to the front of the four cottages and at the end of the row are separate store room of which each cottage has their own. Accessed out the rear of the property is a generous South West facing patio and shingled garden with shrub planed borders for an easy manageable garden offering plenty of space for outside entertaining and dining.

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

Business Rates

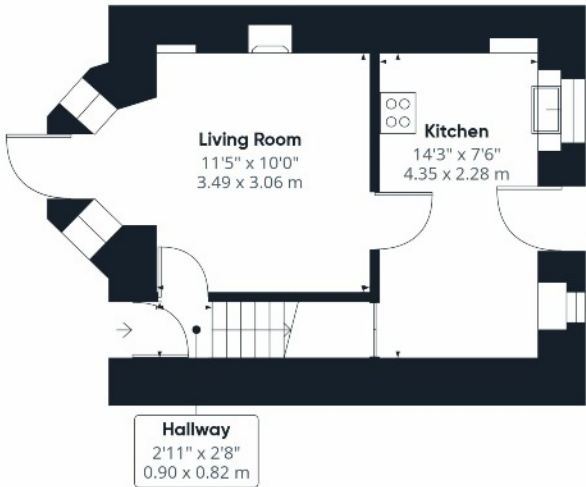
Westmorland and Furness Council – business rates are payable. Rateable Value of £2,225 (with effect from 01.04.26) with the standard multiplier of 54.6p. Currently 100% small business relief applies, purchasers are advised to make their own enquiries.

What3Words

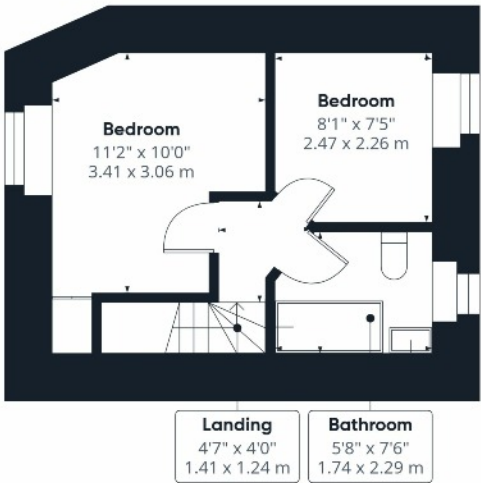
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Broadband

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



Floor 0



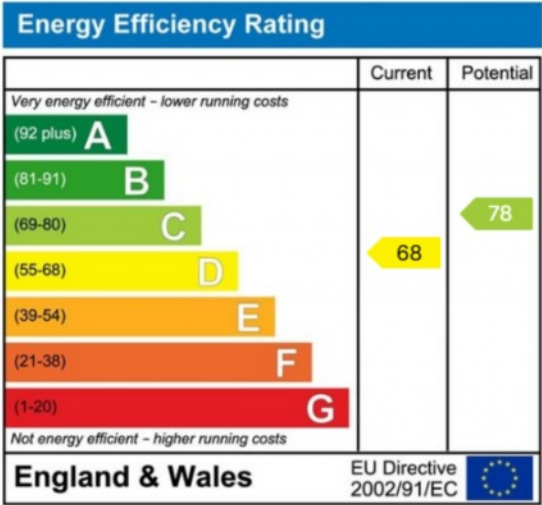
Floor 1

Approximate total area⁽¹⁾
509 ft²
47.4 m²

(1) Excluding balconies and terraces

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