



**HACKNEY
& LEIGH**

Bowness on Windermere

£320,000

64 & 64B Craig Walk, Bowness on Windermere, LA23 2JS

Situated in a popular and convenient position on the fringes of Bowness-on-Windermere, 64 Craig Walk presents an excellent opportunity for a variety of purchasers. Thoughtfully reconfigured and arranged over two floors, the property now offers two self-contained dwellings, , making it ideal for a permanent residence with guest accommodation, holiday letting or those seeking a flexible income-generating investment.

Quick Overview

A reconfigured property over 2 floors
Ground floor 1 bedroom dwelling
Lower ground floor self contained
bedsit/holiday let
UPVC double glazing and gas central heating
Small patio garden to rear
Allocated parking for 2 vehicles
Flexible accommodation suitable for a range of
uses
No upward chain
Convenient location on the fringes of Bowness
Ultrafast broadband available

Property Reference: W6393



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2



1



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Ultrafast
available



Parking for 2
vehicles to rear



Living Room



Kitchen



Bedroom



Shower Room

Each dwelling has been designed to provide comfortable independent living, featuring its own sleeping area, fitted kitchen and modern shower room. The ground floor accommodation also benefits from a separate living room, creating a spacious and practical layout for everyday living. Externally, the property enjoys the added advantage of two parking spaces to rear, a valuable feature in this desirable location.

The property is entered by a communal entrance hall, once inside No 64 you are greeted by a light filled living room with feature bay window to front, cast iron fireplace with inset electric coal effect fire, coving to ceiling and wood effect flooring throughout.

Beyond is the double bedroom which offers built in storage, window with rear aspect and an en suite shower room. There is a shower cubicle with chrome shower, vanity wash hand basin and WC. Tiling to walls, WC (Saniflo system), vanity wall light and extractor fan.

The kitchen has been recently replaced and provides modern wall and base units, contour worksurface and inset resin sink unit with mixer tap. There is a recently replaced slot in cooker and extractor hood. Other appliances in place are a slimline dishwasher, washing machine and fridge freezer. Aspect to rear, wood effect flooring and access to stairs which interconnect to lower ground floor (not used) and rear door to external stairs.

64B is accessed by its own door via the rear of No 64. Beyond is an open plan area for living and sleeping with wood effect flooring, storage area beneath stairs with interconnecting door and stairs to No 64. There is an inner hallway with access to the kitchen and although cosy offers wall and base units, worksurface with inset single drainer stainless steel sink unit, slot in cooker, fridge freezer and washing machine. There are tiled splashbacks, tiled floor and 2 UPVC double glazed windows with rear aspect. The adjacent shower room has a shower cubicle with chrome shower over, pedestal wash basin and WC. Vanity wall light, complementary tiling to walls and floor and extractor.

Externally, there is a gated front garden and to the rear a small patio area ideal for a bistro set for outdoor dining. Beyond, there is parking for 2 vehicles.

Ideally positioned, the property is within easy reach of both the vibrant amenities, restaurants, cafés and attractions of Bowness-on-Windermere and the facilities of Windermere village, including the railway station, providing convenient transport links for commuters, visitors and holidaymakers alike.

Accommodation with approximate measurements:

Communal Entrance for No 64:

Living Room: 15' 11" x 11' 0" (4.85m x 3.35m)

Bedroom: 10' 10" x 10' 8" (3.3m x 3.25m)

Kitchen: 10' 1" x 7' 5" (3.07m x 2.26m)

Shower Room:

Lower Ground Floor No 64B:

Open Plan Area: 11' 3" x 11' 2" (3.43m x 3.4m)

Kitchen: 10' 1" x 7' 5" (3.07m x 2.26m)

Shower Room:

Parking: The property benefits from parking to the rear for 2 vehicles.

General Information:

Services: Mains water, drainage, electric and gas. The boiler services both properties.

Tenure: No 64 and 64B are leasehold with lease of 999 yrs from 2007 (we understand the owner of No. 64A is the freeholder of 64 & 64B)

Council Tax: Westmorland and Furness Council - 64 - Band A and 64B subject to business rates where there is business rate relief.

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

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3words and Directions: ///bloodshot.paint.ritual
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 dropping down the hill. 64 is on the right hand side.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



64B Open Plan Area



Kitchen



Shower Room



Patio area



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