MATTHEWS BENJAMIN



94 Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £370,000

94 Craig Walk

Bowness-on-Windermere

94 Craig Walk is an attractive mid-terrace, traditional stone-built Lakeland house, full of character and charm, situated in a convenient location just a stone's throw from Bowness. The cottage offers well-presented accommodation comprising of a fabulous sitting room with a large bay window, comfortable kitchen/diner, two double bedrooms, a third single bedroom or study, and a splendid house bathroom. To the front of the cottage is a tiered garden with a pleasant patio area, whilst to the rear there is a useful courtyard with utility shed and log store. Private parking is available at the top of the garden, with further parking available on the street. This charming traditional Lakeland cottage will appeal to a wide range of buyers, whether seeking a holiday let investment, luxury second home/weekend retreat or a pleasant permanent residence. All forward bookings for a holiday let and contents included, other than personal items.

The property is exceptionally conveniently located, lying within approximately 100 yards of the bustling and popular village of Bowness, providing an excellent central location with the shops, restaurants, cafés and bars of Bowness right on the doorstep. This picturesque Lakeland property is within easy walking distance of a wide range of local amenities and tourist attractions, with excellent transport links also close at hand. Train, bus and Lake Cruisers are all within easy level walking distance, providing excellent accessibility for exploring and enjoying the beautiful Lake District National Park.



Accommodation

A timber and glazed porch entrance provides a useful space for removing coats and shoes, with an internal glazed door leading through into the welcoming reception hall.



Reception Hall

A spacious hallway with a useful under-stairs storage area.



Sitting Room

A fantastic light and airy sitting room with a deep bay window enjoying views over the garden. Central to the room is an attractive open fireplace with a wood-burning stove and black granite hearth. The room is finished with spot lighting and deep skirting boards, with three useful alcoves incorporating a range of storage cupboards and shelving.



Kitchen Diner

The fitted kitchen is positioned to one end of the room and offers a good range of painted wooden wall and base units, complemented by black granite work surfaces incorporating an inset sink. There is an electric oven and hob with extractor fan over, plumbing for a dishwasher and space for a fridge and freezer. The kitchen area benefits from a window overlooking the rear aspect and a door leading out to the courtyard. The dining area provides ample space for a table and chairs, with a large window and useful window seat allowing plenty of natural light into the room. An adjacent alcove provides further useful space.



First Floor
Landing with open balustrade with a loft hatch.



Bedroom One
A good-sized double bedroom to the front of the property, with a large window overlooking the garden and ample space for wardrobes.



Bedroom Two
A further double bedroom to the rear aspect, with a large window and built-in cupboard housing the gas central heating boiler.



Bedroom Three
A single bedroom, or alternatively an ideal study, with a window overlooking the garden.



Bathroom
A modern three-piece bathroom suite comprising a panelled bath with shower over and glazed shower screen, WC and pedestal wash basin. The bathroom is finished with attractive tiling to all walls, a mirrored medicine cabinet and shaver point. Window above the WC.

Outside
The garden to the front of the property is beautifully arranged, with stone steps leading down from the gravelled parking area. Tiered borders to the upper garden lead onto a gently elevated lawn, continuing down to a curved brick wall enclosing the attractive patio area.

To the rear of the property is an enclosed courtyard with a useful outbuilding, benefiting from both water and electricity connections. Providing excellent additional storage, the outbuilding currently houses the washing machine and tumble dryer. There is also a coal bunker and log store.



Services
Gas fired central heating, mains electric, water and drainage.

Tenure
Freehold.

Council Tax Band
C

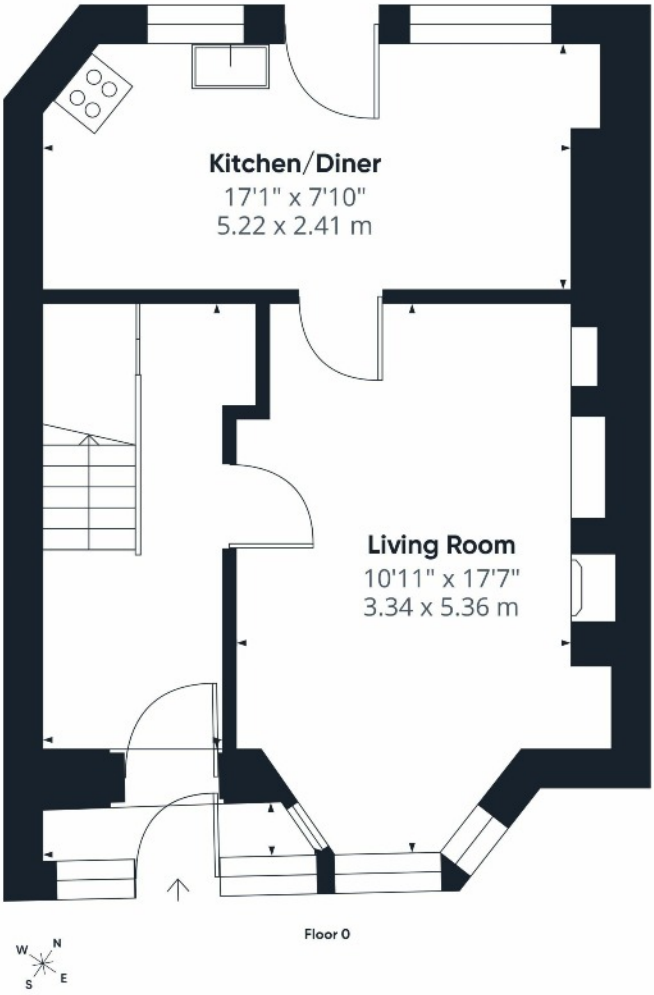
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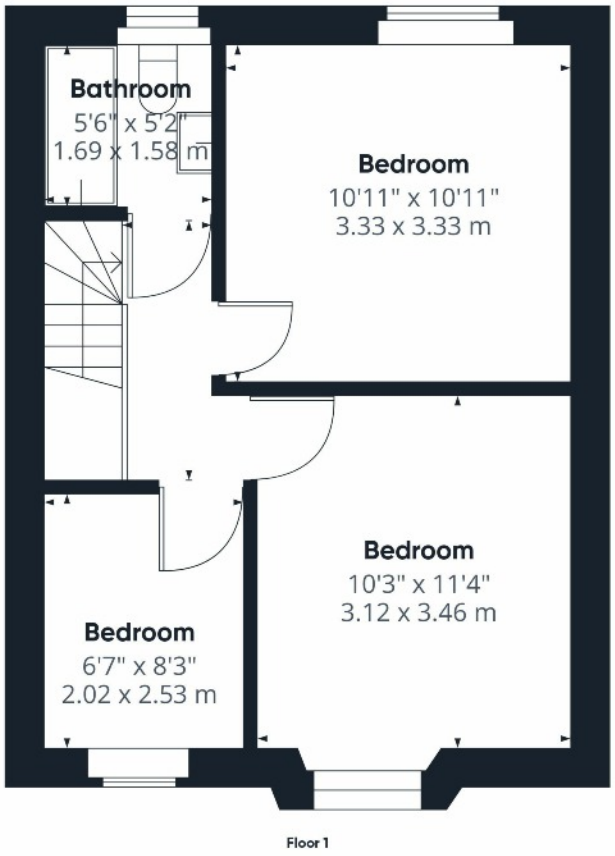
Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





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Approximate total area(1)

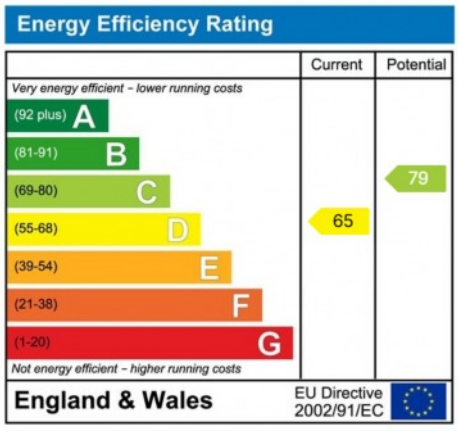
783 ft²

72.8 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.

GIRAFFE360



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.

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