



Bowness on Windermere

£295,000

Ellies View, 121a Craig Walk, Bowness on Windermere, LA23 3AX

Elevated above Bowness village allowing panoramic views over Bowness on Windermere and the surrounding fells, a 3 bedroomed first floor and second floor duplex apartment set within a traditional Lakeland terrace property. Ellies View is currently a successful holiday let but is also suitable as a permanent residence.

Quick Overview

- Far reaching views across rooftops to Lake Windermere and the mountains beyond
- Quiet yet convenient location
- 3 Bedroomed first floor and second floor duplex apartment
- 2 Reception rooms & 2 bathrooms
- EPC band D
- Close to amenities
- In good decorative order
- Suitable as a holiday let, 2nd home or permanent residence
- On road parking
- *Superfast fibre broadband available



3



2



2



D



Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6204



Living Room



Dining Area



Kitchen



Sitting Room

Location: Craig Walk is located just off the main thoroughfare in Bowness-on-Windermere. From Windermere travel along Lake Road towards Bowness village, turn left onto Biskey Howe Road and take the lane after Craig Walk immediately after the Eastbourne Hotel on the right. 121a can be found on the right at the beginning of the row.

Property Overview: 121a Craig Walk (Ellies View) forms the top part of a substantial mid terraced Lakeland stone house in Bowness-on-Windermere. The 2 storey apartment offers ideal accommodation for holiday letting comprising of living room and kitchen area with glimpses of Lake Windermere and views of the surrounding fells. The kitchen includes built in wall and base units, Diplomat single oven, Hotpoint gas hob with extractor over and built in tall fridge freezer. There is an additional sitting room and bathroom comprising of WC, washbasin and bath with shower over. Moving up to the second floor, bedroom 1 includes the ensuite bathroom and bedrooms 2 & 3 have stunning views overlooking Bowness village and the fells beyond.

Just a short walk from the thriving tourist village of Bowness Ellies View is currently holiday let, but could also be a 2nd home or permanent residence.

Accommodation: (with approximate measurements)

Outside steps to entrance

Entrance Hall

Living Room 18' 5" into bay x 10' 5" (5.61m x 3.18m)

Kitchen Area 7' 1" x 7' (2.16m x 2.13m)

Sitting Room 12' 8" x 9' 1" (3.86m x 2.77m)

Bathroom

Stairs to second floor

Bedroom 1 12' 9" x 9' 9" (3.89m x 2.97m)

Ensuite Bathroom

Bedroom 2 14' 2" x 9' 6" (4.32m x 2.9m)

Bedroom 3 7' 5" min x 7' 4" (2.26m x 2.24m)

Property Information:

Services: Mains water and electricity. Gas central heating.

Tenure: Long Leasehold. The property is held on a 999 year lease from the 1st January 1976. We understand that 121a is responsible for 50% of the building maintenance such as roof, walls, gutters etc with the lower flat responsible for the other 50%. There is no annual service charge as repairs are agreed on an "as and when basis". Ground rent of £1 pa. Each unit insure their part of the building separately.

Business Rates: Rateable value of £2,850 with the amount payable of £1,396.50 for 2024/25. Small business relief may apply.

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

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

What3Words: ///mint.bright.efficient

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).



Bedroom 1



Bedroom 2



Bedroom 3



View

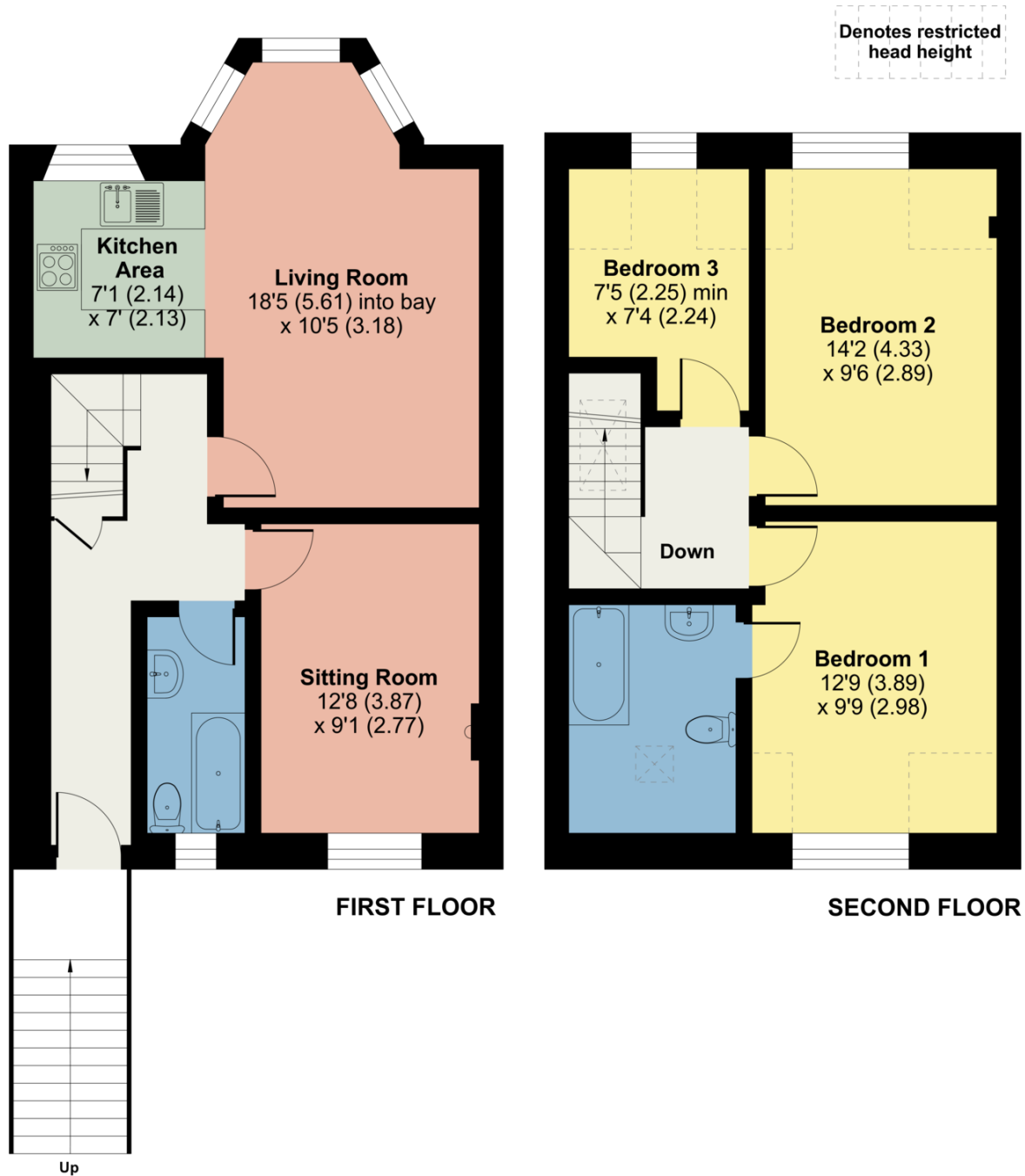
Ellies View, 121A Craig Walk, Bowness-on-Windermere, LA23

Approximate Area = 932 sq ft / 86.5 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1261837

A thought from the owners...

“Over the years the main comments received by guests, have been the lovely views, quiet location and closeness to the lake and all amenities.”

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