



Gillercombe

97 Craig Walk, Windermere, Cumbria, LA23 2JS

Guide Price £475,000

Gillercombe

97 Craig Walk, Windermere

Gillercombe is a charming and deceptively spacious four-bedroom Lakeland cottage, ideally positioned just a short stroll from the heart of Bowness-on-Windermere and all the amenities this thriving tourist village has to offer. Benefitting from off-road parking and well-proportioned accommodation arranged over four floors, this attractive home is larger than the average cottage of its kind.

Constructed in the traditional Lakeland style with solid stone elevations beneath a pitched slate roof, the property retains great character and charm. Externally, there is a small front garden, while to the rear a generous patio provides an ideal space for outdoor dining and entertaining. An outhouse offers additional storage, and a further enclosed garden area is accessed via a gate which also leads to a private parking space. On-street parking is available to the front. The property would make an excellent permanent residence, idyllic holiday home, or an attractive holiday let investment in this highly sought-after location.





Accommodation

Ground Floor

Living Room

A welcoming and light-filled reception room featuring a coal-effect fire and an attractive large bay window, creating a cosy yet airy living space.

Dining Room

A charming second reception room with built-in cupboards and an open fireplace with slate hearth and surround. Additional fitted storage and a wine fridge make this an ideal space for entertaining.

Boot Room

Accessed from the dining room, the practical boot room provides useful storage and direct access to the rear patio — perfect after countryside walks.

Kitchen

Fitted with a range of modern units and integrated appliances including a Zanussi electric oven, Zanussi induction hob with extractor over, built-in fridge and dishwasher. A door leads to the lower ground floor.

Lower Ground Floor

Cellar / Utility Area

Currently utilised as a utility and storage space, with plumbing for a washing machine and space for a tumble dryer. An excellent and versatile additional area.



First Floor



Bedroom One

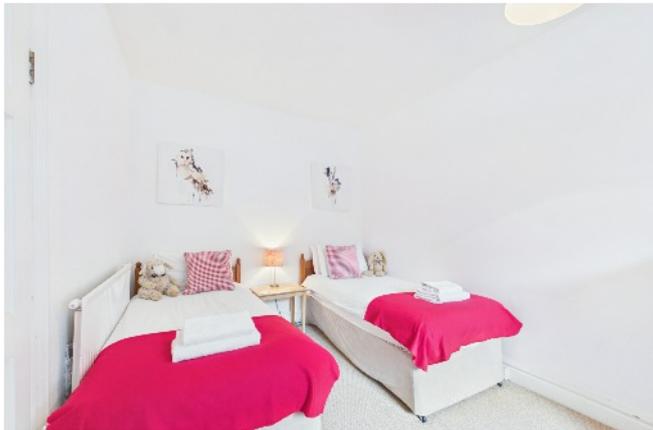
A well-proportioned double bedroom benefiting from en-suite shower room.

Second Floor



Bedroom Three

A spacious double bedroom with en-suite shower room.



Bedroom Two

A comfortable bedroom suitable as a guest room, child's room or study.



Bedroom Four

A further bedroom offering flexibility for guests, family or home working.



Family Bathroom

A three-piece suite with shower over bath, WC and hand basin. There is a window and heated towel rail.



Cloakroom

Fitted with WC and wash basin.



Outside

To the front of the property is a patio seating area. To the rear, a further patio provides an ideal space for outdoor dining, together with a useful outhouse. Beyond the rear gate is an additional garden area which also gives access to an allocated parking space — a valuable benefit in this highly sought-after location.

Services

All mains with Gas central heating

Tenure

Freehold

Business rates

Rateable value (from 1 April 2026) £2,225. Currently on small business rate relief.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

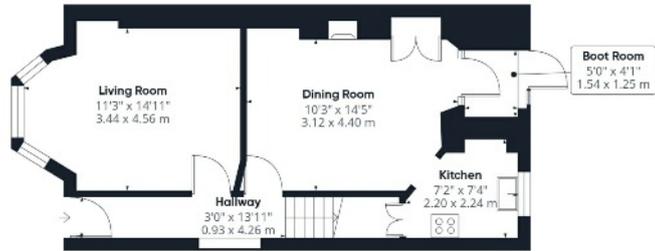
Directions

Just at the top of the thriving tourist village of Bowness on Windermere off a quieter side street. From the lake and Bowness Bay, proceed up over the mini roundabout, up Crag Brow which continues as Lake Road up the village. Bear right onto Biskey Howe Road, just after the row of shops, bear first left onto Craig Walk and 97 is a short way along on the right.





Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1212 ft²
 112.4 m²

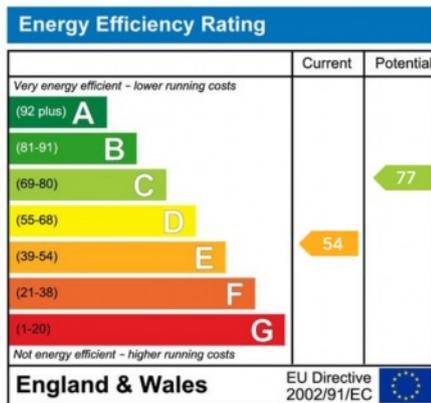
Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 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.

