



114 Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £645,000

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Originally a guesthouse and now operating as a successful holiday let, 114 Craig Walk is a charming semi-detached residence brimming with character, ideally positioned just a short stroll from the heart of Bowness-on-Windermere. Beautifully maintained throughout, the property effortlessly combines period charm with modern comfort, offering spacious and versatile accommodation.

The ground floor features a fabulous living room with a large bay window that floods the space with natural light, creating a warm and inviting atmosphere. A comfortable dining room provides the perfect setting for entertaining and leads down to a cosy lower ground floor sitting room. There is also a well-equipped kitchen, complemented by a practical utility room housing all the household essentials, including two Ideal combination boilers, together with a separate WC and wash basin.

Arranged over the first and second floors are five generously proportioned double bedrooms, each benefiting from its own contemporary en-suite shower room, making the property ideally suited for continued holiday letting or guest accommodation. In addition, there is access to a useful loft space offering ample storage, along with a further WC and wash basin.

Externally, the property enjoys a small, well-maintained garden, providing an attractive outdoor space to relax and unwind, together with ample off-road parking.

The property is conveniently located lying within 50 yards of the bustling and popular village of Bowness offering very convenient central location with the shops, restaurants, cafes and bars of Bowness right on the doorstep. This picturesque Lakeland property is situated within walking distance of a large range of local amenities and tourist attractions close at hand, with good transport links including train, bus and Lake Cruises all within easy level walking distance, offering excellent accessibility to enjoy the beautiful Lake District National Park.



Accommodation

From the driveway, the front entrance leads into a spacious hallway with stairs rising to the first floor and doors leading into the living room and dining room.



Living Room

A fantastic, light and airy living space with a large bay window overlooking the garden. Wooden oak flooring and a small loft hatch complete the room.



Dining Room

A spacious dining room with wood-effect Karndean flooring, a built-in wall cupboard and steps leading down to the lower ground floor.



Kitchen

A modern kitchen comprising wall and base units with granite worktops, a stainless steel sink with drainer, a Cookmaster range oven with a seven-ring gas hob and extractor hood over, together with a tiled splashback. There is also a side entrance door, along

with space for a freestanding fridge and freestanding dishwasher.

Utility

A practical utility room comprising all the household essentials, including two Ideal gas combination boilers, an Indesit freestanding fridge and freezer, a hot water cylinder, consumer unit, freestanding washing machine and tumble dryer. There is also a separate WC with wash basin.

Stairs down to the Lower Ground Floor

Sitting Room

Another spacious reception room featuring a built-in cupboard and a charming window seat.

Stairs up to the First Floor

First Floor Landing

Window seat on the half landing. Stairs continue to the second floor.



Bedroom One

A large double bedroom to the front of the property, enjoying views over the rooftops towards the fells in the distance. There is ample space for wardrobes and additional bedroom furniture.

En-suite Shower Room

Fully tiled walls and flooring, WC, wash basin, shower cubicle and heated towel rail.



Bedroom Two

Another double bedroom to the front of the property with space for additional bedroom furniture.

En-suite Shower Room

Fully tiled walls and flooring, WC, wash basin, shower cubicle and heated towel rail.

Bedroom Three

A double bedroom to the rear of the property with space for additional bedroom furniture. Split level down to the en-suite.



En-suite Shower Room

Tiled flooring and part-tiled walls, WC, wash basin, shower cubicle and heated towel rail.

Stairs up to the Second Floor

Second Floor Landing

Built-in shelved cupboard and access to the loft space.



Bedroom Four

A large double bedroom to the front of the property, enjoying wonderful views towards Lake Windermere and the fells beyond. There is ample space for wardrobes and additional bedroom furniture.

En-suite Shower Room

Fully tiled walls and flooring, WC, wash basin, shower cubicle and heated towel rail.

Bedroom Five

A final double bedroom to the rear of the property with space for additional bedroom furniture.



En-suite Shower Room

Fully tiled walls and flooring, WC, wash basin, shower cubicle and heated towel rail.



Steps up to the Loft Space

Loft

A useful space for storage, enjoying fabulous views from the Velux window towards Lake Windermere and the fells beyond. There is also a separate WC and wash basin.



Outside

A pleasant seating area with attractive plants, shrubs and trees, together with a large, convenient storage shed to the rear of the property. Gated access leads to a generous driveway providing ample off-road parking.

Services

Mains electric, gas, water and drainage. Gas fired central heating to radiators.

Business Rates

Rateable value of £6,600 effective from 1st April 2026. Currently on small business rate relief.

Tenure

Freehold

Broadband

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

What3Words

///delighted.infants.badly





Floor -1



Floor 0



Floor 1



Floor 2



Floor 3



MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

2072 ft²

192.6 m²

Reduced headroom

98 ft²

9.1 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.