



# Craig Mount, 49 Craig Walk

Windermere, LA23 2HB

Guide Price £ 385,000

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Looks can be deceiving- 49 Craig walk is a semi detached property which offers a large family sized house and garden to match. Ideally located on the brow of Craig Walk, just a stroll into the popular town of Bowness on Windermere. This property has been much loved by the current vendors for many years but would now benefit from some modernisation and ready for the next generation to put their mark on it. The property is set in a good-sized plot and has off road parking at the front. Accommodation on the ground floor comprises of a fitted kitchen, sitting room, conservatory and shower room to the first floor you will find three large double bedrooms and bathroom. Outside there is a large rear garden, small front garden and off road parking and a garage.

The property is situated on Craig Walk, located on the edge of the popular tourist honey pot of Windermere, boasting an elevated position to offer surrounding fell views. The quiet yet convenient position is just 15 minutes walk to Lake Windermere and the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and also within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.



## Accommodation

Steps from the front garden up to the front door

## Hallway

With a window at the front of the property, radiator, under stairs storage cupboard with Lighting. External door out to the rear garden.



## Kitchen

Fitted with a good range of wall and base cupboards, with a stainless steel sink under a large window. Tiled splash back and work tops and a radiator. Freestanding appliances including electric cooker, dishwasher and fridge freezer. There is a handy serving hatch through to the sitting room.



## Sitting room

From the hallway a glazed door leads into a light room with radiator and free standing electric stove heater. A sliding door leads into the conservatory.

## Conservatory

A traditional style hexagon shape conservatory, with a Perspex roof and an external door out to the garden.

## Shower room.

A handy downstairs shower room with shower cubical, Hand basin and WC. There is a window with obscure glass. Stairs from the hallway lead up to first floor landing. There is access to the loft and a window offering lovely views over towards The Langdales

## Bedroom One

A larger than average double room with a dual aspect over the garden at the rear and lovely fell views including the Langdales and Crinkle Craggs to the front. There is a vanity unit, with work top and sink with storage under, and two radiators.

## Bedroom 2

A good sized double at the front of the property enjoying impressive fell views, including The Langdales and Crinkle Craggs. There is a built-in wardrobe, vanity unit with sink and storage under and a radiator.

## Bedroom 3

Double room with views over the rear garden. There is a radiator, built in wardrobe and a vanity unit with sink and storage underneath.



## Bathroom

a modern family bathroom comprising of bath with overhead shower with rain head, hand basin on a fitted vanity unit with storage underneath, WC and fully tiled. The window is fitted with obscure glass

## Outside

Both the front and rear gardens are adorned with mature planting of trees, shrubbery and bushes. The rear garden has meandering paths leading to various paved seating areas with a beautiful stonework pond as a central feature with newts and frogs in residence. Deer can often be seen passing by the boundary wall. There is also a greenhouse in the garden. To the front of the property is an area with a driveway for one car.

## Garage

The garage is integral to the property with an up and over door and houses the gas boiler. There is power, electric and it is also plumbed for a washing machine.

## Directions

From Windermere proceed out of the village towards Bowness on New Road continuing as Lake Road and turn left onto Craig Walk just prior to the Police Station. Continue to the top of the hill keeping right on Craig Walk with Craig Mount no 49 to be found on the left.

## Services

All mains services connected

## Tenure

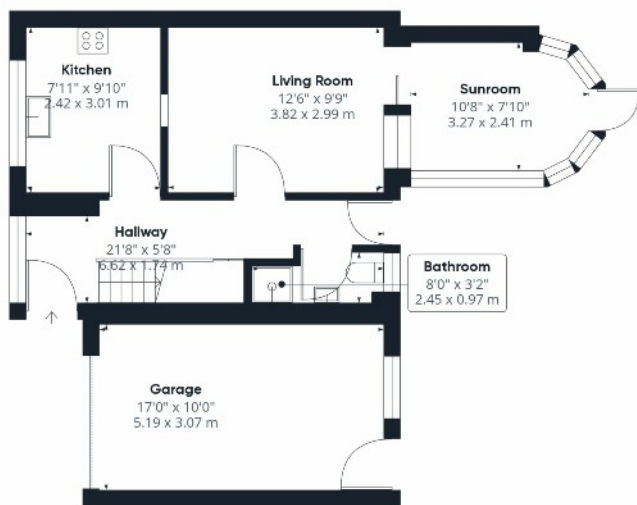
Freehold

## Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

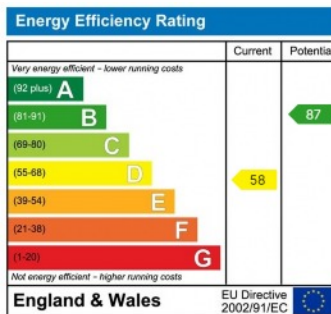
## Council tax

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**Approximate total area<sup>(1)</sup>**

1068.78 ft<sup>2</sup>  
99.29 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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 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.

