



# Raven Crag

1 High Heathwaite, Park Road, Windermere LA23 2DH

Guide Price £350,000



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Raven Crag, 1 High Heathwaite is a substantial traditional semi-detached stone and slate built home with rendered roughcast elevations under a slated roof. Benefitting from a stunning view of Lake Windermere and the fells from the first floor, the spacious family accommodation on two floors currently comprises of lounge, dining kitchen, two bedrooms and large family bathroom with scope to redevelop or alter the layout. Outside to the front is a drive with parking for one or two cars. The property has access to the rear with a small lean to porch. The property will appeal to a range of buyers looking for a buy-to-let investment, first time buyer, holiday home, weekend retreat and holiday let.

Situated in the popular residential area of Heathwaite in Windermere convenient for the amenities of Bowness and Windermere villages and having a local corner shop, Queens Park Recreation Ground, primary schools and local walks to School Knott and Post Knott all close at hand.



## Accommodation

Steps from driveway lead up to glazed front porch, and into entrance hall.



## Lounge

*13'4 x 12'4 (4.07m x 3.76m)*

Good size sitting room with plenty of character and features comprising fireplace with cast iron stove set on a slate hearth with oak mantel, recessed original cupboards. Deep sill window to the front aspect with UPVC double glazed window. Finished with solid wood flooring and access to a under stairs storage cupboard.



## Dining/Kitchen

*15' x 9'09 (4.57m x 2.97m)*

Open plan kitchen with dining space enjoying windows to the side and rear aspects. Fitted kitchen with range of wall and base units to two sides finished with laminate work tops, incorporating stainless steel sink unit, four ring gas hob, electric oven below and extractor hood over, plumbing for washing machine, space for fridge/freezer. Wall mounted gas central heating boiler. Door to the rear leads out to a rear porch and walk way around the side of the property.

## First Floor

Landing with access to bedrooms and bathroom.

## Bedroom One

*12'02 x 10'04 (3.72m x 3.16m)*

A comfortable double bedroom to the front of the property enjoying windows to both the front and side which in particular has a magnificent view of Lake Windermere and a wide selection of the Lakeland fells including the Langdales and Conistown Old Man. Built in wardrobe over the stairs.



## Bedroom Two

*13'01 x 7'05 (3.99m x 2.26m)*

A good size bedroom ideal as a small double bedroom or twin bedroom with windows to two sides.



## Bathroom

Four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and WC. The bathroom is finished with tiling to walls and floor, radiator and window to the rear aspect. Built in airing cupboard housing hot water cylinder.

## Outside

The property owns the parking area to the front of the cottage which has potential to create a seating area. A side access leads around to the rear porch.



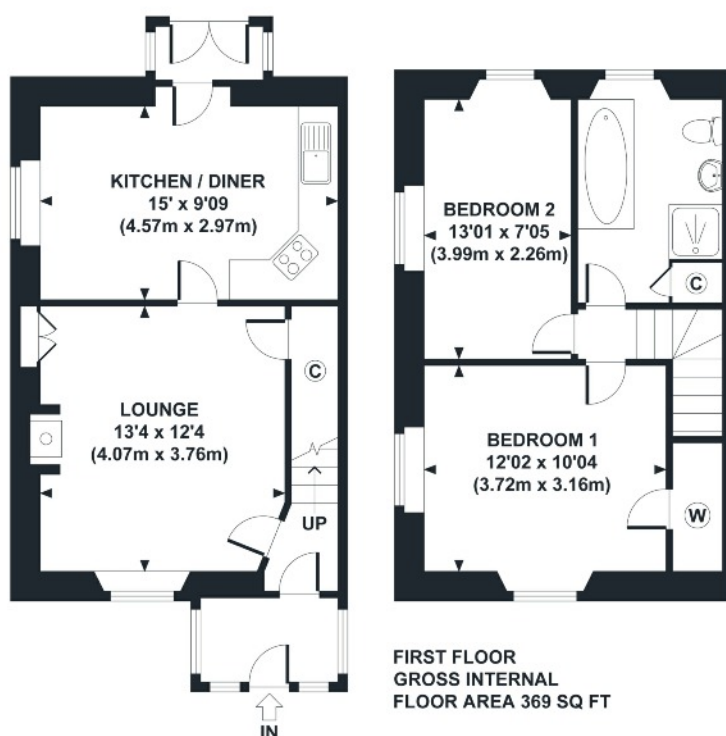
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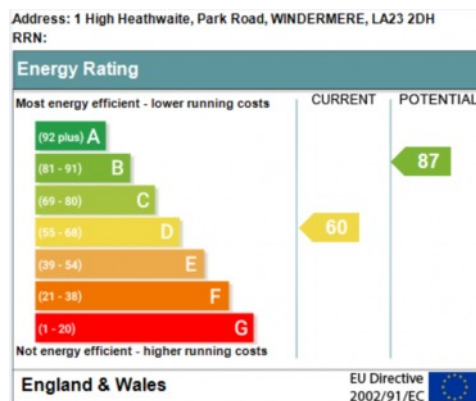
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#### RAVEN CRAG



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 72.93 SQ M  
For illustrative purposes only. Not to scale



#### Directions

From our office in Ellerthwaite Square, cross onto Broad Street, at the T-junction turn right and first left onto Park Road. Continue up Park Road. As it rises passing the turning on the left to Victoria Road take the next left hand lane another 75 yards up onto a private shared drive for the 3 terraced cottages of High Heathwaite.

#### Services

All mains services connected. Gas central heating.

#### Tenure

Freehold

#### Council Tax Band

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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.

