

## Windermere

**£1,025,000**

St Catherines Cottage, Patterdale Road, Windermere, Cumbria, LA23 1NH

A wonderful and versatile detached house offering 3 fabulous reception rooms, 6-7 bedrooms and large dining kitchen together with newly built detached 1 bed roomed annex. Tucked away in a peaceful location yet only a few minutes' drive to Windermere Village and with pleasant views towards the Lakeland Fells and plenty of private parking.

### Quick Overview

- 6-7 Bedroomed detached house plus Newly built 1 bedroomed annex
- 3 Reception rooms and 4 bath/shower rooms
- Beautiful semi-rural location
- Pleasant gardens and courtyard
- Fabulous views of the surrounding Lakeland Fells
- Close to Windermere village
- No chain
- A perfect family home
- Plenty of private, off road parking
- \*Superfast broadband of 48Mbps



7



4



3



D



Superfast  
Broadband



Private Off Road  
Parking

Property Reference: W5802



Dining Kitchen



Sitting Room



Lounge



Dining Room

**Description:** St Catherines Cottage is a stone and slated Lakeland house offering so much more inside than one might imagine. The 6 bedrooms, guest suite, 3 reception rooms and a superb family sized dining kitchen, amount to a little over 3500sqft.

Offered in excellent order the owners have blended modern fittings with original features creating a warm and inviting home. Outside is a large paved courtyard, garden areas and purpose-built hot tub area constructed in 2021. In addition, there is a newly built 2 storey detached annex which would make a fantastic home office, guest suite or extra accommodation.

The Annex: Constructed during 2023 is a fabulous addition to the property. Set slightly away from the main house, with parking and decking area. The ground floor offers; open plan living room/kitchen area and shower room and to the first floor a good sized bedroom with lovely views across the Langdale Valley.

**Location:** From Windermere take the A591 in the direction of Ambleside. Approaching Cooks House mini-roundabout turn right at the roundabout signposted for Kirkstone Pass (A592). Continue along this road for 1/2 a mile and just before the main driveway for Windermere School is the driveway for St Catherines Cottage shared in part with Windermere School. The drive forks off right through stone pillar posts and St Catherines Cottage owns either side of the drive.

**Accommodation (with approximate measurements)** The property is entered via a private courtyard. The front door leads into the Entrance Hall.

**Entrance Hall** 17' 2" x 10' 0" (5.23m x 3.05m) Pleasant and spacious with alcove, high ceilings with exposed beams, tall deep sill window and open space under the staircase.

**Dining Kitchen** 20' 5" x 17' 2" (6.22m x 5.23m) Stunning open light and airy kitchen with centre island and ample dining area. Fitted oak wall and base units with granite work surface, tall unit for freestanding fridge freezer, centre island incorporating inset stainless steel 1 1/2 bowl sink and mixer tap and built in Indesit dishwasher. Belling electric cooker and gas hob, built in Neff microwave, TV point, tiled floor with under floor heating. This impressive kitchen has high ceilings and two tall deep sill windows overlooking the courtyard to the front and three high level windows to the rear providing plenty of natural light.

**Utility Room** 17' 4" x 6' 5" (5.28m x 1.96m) Inset stainless steel sink unit, work surface and storage cupboards. Cupboard housing the Baxi boiler and Megaflo hot water cylinder and thermostat. Plumbing for washing machine, space for dryer tiled floor and part tiled walls and extractor fan.

**Lounge** 17' 5" x 15' 5" (5.31m x 4.7m) Full height windows overlooking the courtyard. Oak flooring and TV point.

**Dining Room** 15' 5" x 13' 0" inc stairs" (4.7m x 3.96m) Second reception hall or room with full height glazing and French windows opening onto the courtyard.

Spacious inner hallway connecting the original cottage to the stable conversion and staircase to first floor level.



Lounge



Sitting Room



Master Bedroom



Ground Floor Guest Bedroom Suite



Bedroom 2



Office Area

**Bedroom 6** 13' 5" x 8' 3" (4.09m x 2.51m) With separate entrance from courtyard and shelving.

**Sitting Room** 16' 5" x 14' 0 max" (5m x 4.27m) This room benefits from having dual aspect, enjoying the views towards the Lakeland fells. Stone fireplace with inset multi fuel stove on a granite hearth. TV point and door leading to the front patio area.

**Bedroom 7** 10' 11" x 9' 3" (3.33m x 2.82m) This room has patio doors out to the front of the property and would make a fantastic study. Telephone point.

**Shower Room** Three-piece white suite of WC, washbasin and shower cubicle. An adjacent walk-in cupboard houses the central heating boiler serving the original cottage and electric meters.

**First Floor** The property has two staircases, one located in the entrance hall leading to the master bedroom suite and one giving access to the bedrooms within the original cottage and a further bedroom located with the stables.

**Master Bedroom Suite** 22' 0" x 17' 8" (6.71m x 5.38m ) A splendid master bedroom with vaulted ceiling to ridge, exposed beams, feature windows and original barn window openings. From the master bedroom is a dressing room with built in wardrobes and shelving. Wood effect flooring. En-suite bathroom with 4 piece white suite of WC, washbasin, bath and shower cubicle with Mira shower. Tiled floor with underfloor heating, fully tiled walls, extractor fan, exposed beams and heated towel rail.

**Second stairs to:**

**Landing** Giving access to two bedrooms in original cottage and Bedroom 2 in the stables.

**Bedroom 2** 12' 8" x 12' 0" (3.86m x 3.66m) Double bedroom with two Velux windows and access to eaves storage.

**Bedroom 3** 14' 0" x 10' 10 max" (4.27m x 3.3m) Twin bedroom overlooking the front elevation with windows on two sides enjoying views of the fells.

**Bedroom 4** 11' 0" x 9' 11 max" (3.35m x 3.02m) Double bedroom within the original cottage with windows on two sides enjoying excellent views of the fells in the distance.

**Shower Room** Shower, pedestal wash basin and WC. Velux window.

**Guest Bedroom Suite (accessed through the dining kitchen)** 15' 6" x 12' 0 inc ensuite and spiral staircase" (4.72m x 3.66m) Accessed via the Dining Kitchen and externally via patio doors this separate suite is on two levels with a spiral staircase leading to a galleried bedroom on the upper level and en-suite shower room and lounge area to the ground floor. This versatile space will suit a number of needs including office space or teenagers annexe. Built in wardrobe.

**Galleried Bedroom 5** 15' 7" x 12' 1 max" (4.75m x 3.68m)



2018 Ordnance Survey 00702088



View



The Annex



The Annex Open Plan Living Area



The Annex Bedroom

**En-suite to Guest Bedroom Suite** WC, washbasin, shower, heated towel rail. Tiled walls and pebble effect flooring.

**Annexe** Planning permission was granted in November 2020 (ref 7/2020/5560) for a "Replacement ancillary building" on the land on the other side of the driveway. The land has been levelled, the footings put in and the structure is ordered, paid for and will be constructed to create a ground floor of an 'L' shaped playroom and shower room with stairs up to a home office. Once constructed this will be a fabulous home office, gym or possibly guest accommodation.

**Outside:** Gardens and a large courtyard surround the property with gated access stone walls, and a lower tiered paved area with hot tub which is private and great to sit in on those summer evenings. To the front of the cottage is a pleasant patio and stone wall enclosed garden. The rear garden is woodland.

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band G.

**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.

# Meet the Team

## Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



## Charlie Ryan

Office Manager

Tel: 015394 44461

charlieryan@hackney-leigh.co.uk



## Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



## Tina Fleming

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



## Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



## Michael Critchley

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



## Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



## Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcalker@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-

# St. Catherines Cottage, Patterdale Road, Windermere, LA23

Approximate Area = 3347 sq ft / 310.9 sq m

Limited Use Area(s) = 295 sq ft / 27.4 sq m

Total = 3642 sq ft / 338.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh REF: 857703

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/10/2023.

Request a Viewing Online or Call 015394 44461