



Windermere

£1,500,000

Inglegarth, Ambleside Road, Windermere, Cumbria, LA23 1ES

A stunning detached Tudorbethan Arts and Crafts home dating back to the 1860s, Inglegarth has been lovingly cared for and improved by the current owners. A short walk away from the centre of Windermere and all the amenities it has to offer and set back from the road you could easily not know that the property was there. A perfect family home and a must see!

Quick Overview

- 6 bedroomed Arts and Crafts detached house
- 3 reception rooms and orangery
- Convenient location
- Large garden
- Traditional features
- Close to amenities and transport
- In immaculate order
- Fantastic family home
- Garage and ample off road parking
- *Superfast fibre broadband available



6



3



3



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Superfast
Fibre
Broadband



Garage & Ample
Off Road Parking

Property Reference: W6083



Snug



Snug



Dining Room



Dining Room

Location: Conveniently situated within level walking distance of Windermere Village. From Windermere proceed on the A591 towards Ambleside where Inglegarth can be found on the left hand side soon after St Mary's Church and Mountain Ash Court and being tucked away from the main road and behind electric gates making it very private.

Property Overview: Inglegarth is a fine and rare Arts and Crafts detached house with original features dating back to 1860, situated on the edge of Windermere but in close proximity of all the amenities it has to offer. On entering the electric gated driveway there is parking for up to 6 cars and a double garage with electric up and over doors.

The property is a striking gentleman's residence and on entering the property has retained many original features. The grand entrance hall greets you and takes you to the main lounge which has an ornate feature gas fire with marble surround and to the side is the original servants bell push. Following on from this room is a light and airy orangery which overlooks the pleasant gardens and is ideal for relaxing in with reverse cycle air conditioning keeping the orangery cool and refreshing in summer and snug in winter. The elegant dining room is great for formal gatherings and festive celebrations and the overhead ceiling is a work of art with the ornate detail being embellished in gold by the current owner. A further living room/snug with gas-fuelled fireplace is perfect to nestle in on those winter evenings.

From the grand entrance hall you will find two steps down to the cloakroom and opposite the door leading to the cellar stairway. All rooms are immaculate and are ideal for storage or indeed to renovate perhaps into a cinema room or gym. Returning to the ground floor in front of the cellar entrance is a cloakroom with WC and washbasin. From here you can continue along into the kitchen which has a mobile central island and appliances of inset ceramic electric hob with extractor over, built in wine cooler, inset Hotpoint electric oven and built in Baumatic microwave and integrated fridge perfect for producing culinary delights and benefits from underfloor heating. Off the kitchen is a utility room where there is an oversize stainless steel sink, dishwasher, washing machine and large American style Samsung with ice maker fridge freezer, which are to be left by the current owners. There is also space for a dryer and this is where you can find the Worcester central heating boiler which was fitted on the 1st May 2024. An all weather double glazed entrance porch which leads to outside and the garage.

From the entrance hall there is the original spindled U shaped return staircase which leads to the first floor with detailed atrium above. On this floor are 4 good sized bedrooms with bedroom 1 being dual aspect and Bedroom 2 having a original fireplace and with unique coloured glass wall which screens a shower and wash hand basin. Bedroom 3 with original fireplace and Bedroom 4 is currently used as an office by the current owners and all rooms have high ceilings giving that spacious feel. Also on this floor are 2 family bathrooms, bathroom 1 has WC, pedestal washbasin, freestanding roll top bath and separate shower and benefits from underfloor heating and bathroom 2 having WC, pedestal washbasin, Jacuzzi bath with Mira shower over and cupboard housing the Hercul water cylinder and shelving. Both bathrooms benefit from underfloor heating. A further Victorian half bathroom can be found with WC and washbasin. Stairs then lead from this floor to second floor and this is where you can find a further 2 bedrooms, 1 currently being used as a sewing room and walk in access to the loft space again ideal for storage.

Accommodation: (with approximate measurements)

Main Grand Entrance Hall With original Oak parquet flooring.

Sitting Room 17' 10" x 14' 10" (5.44m x 4.52m)

Dining Room 17' 6" x 16' 3" into bay (5.33m x 4.95m)



Main Lounge



Orangerie



Orangery

Orangery 21' 3" max x 13' 6" max (6.48m x 4.11m)

Snug 13' 3" x 13' 2" (4.04m x 4.01m)

Stairs from the entrance hall lead to:

Cloakroom

Door leads to rear porch with access to the garage

Kitchen 14' 2" x 11' 9" (4.32m x 3.58m)

Utility Room 7' 8" x 7' 2" (2.34m x 2.18m)

Boiler Room

Stairs lead to:-

Cellar Area:

Cellar 13' 5" x 13' 5" (4.09m x 4.09m)

Store 13' 5" x 6' 0" (4.09m x 1.83m)

Store 11' 1" x 6' 0" (3.38m x 1.83m)

A further staircase from the entrance hall leads to first floor:-

Bedroom 1 18' 3" x 15' 3" (5.56m x 4.65m)

Bedroom 2 18' 0" into bay x 16' 6" (5.49m x 5.03m)

En-suite

Bedroom 3 13' 8" x 13' 5" (4.17m x 4.09m)

Family Bathroom

Victorian Half Bathroom

Bedroom 4 16' 3" x 15' 2" (4.95m x 4.62m)

Family Bathroom

Stairs to second floor:

Landing Walk in access to loft space.

Bedroom 5 12' 2" x 12' 0" (3.71m x 3.66m)



Kitchen



Kitchen



Bedroom 3



Bedroom 1



Bedroom 2



Rear elevation



Patio and garden



Ordnance Survey Ref: 01163433

Bedroom 6 11' 2" max x 10' 1" (3.4m x 3.07m)

Property Information:

Outside: Outside the gardens are private with high hedges and ample patio seating areas with Spanish stone BBQ and lawned areas. Various shrubs, borders and trees, 2 sheds and raised vegetable patches and greenhouse for those wishing to grow your own vegetables.

Garage 20' 9" x 18' 4" (6.32m x 5.59m)

Services: Mains gas, electric, water and drainage. Gas fired central heating to TMV controlled radiators. Internal wall insulation to the outside walls and uPVC high performance double glazing throughout.

Council Tax: Westmorland and Furness Council - Band H.

Tenure: Freehold. Vacant possession upon completion.

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.

What3Words: //coffee.pampering.beyond

Notes: *Checked on <https://www.openreach.com/> 1st May 2024 - not verified.

Meet the Team

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

Sales Manager & Property Valuer

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Elaine Bradshaw

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Sonia Fallowfield

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

sarahmcalister@hackney-leigh.co.uk



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

Inglegarth, Ambleside Road, Windermere, LA23 1ES

Approximate Area = 4180 sq ft / 388.3 sq m (excludes void areas)

Garage = 394 sq ft / 36.6 sq m

Total = 4574 sq ft / 424.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Hackney & Leigh. REF: 1121129

A thought from the owners...

"We will miss the short walk to the restaurants and bars of Windermere. We also found the garden to be a sun trap, ideal for BBQ on a sunny afternoon and evening".

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