



# Windermere

**£499,950**

Merewood Stables, 9 Merewood Lodge, Ecclerigg, Windermere, LA23 1QB

Forming part of the prestigious Merewood Lodge development converted in 2001 by renowned local builders, Robert Hughes Ltd, discover Merewood Stables in it's prime and peaceful location in the heart of the Lake District. An inviting and charming 3 bedroomed Lakeland stone built home between Ambleside and Windermere, currently used as a holiday let, but would also be an ideal second home or main residence. A house that is ready to move into, with little to do!

## Quick Overview

- 3 Bedroomed house
- 1 Reception room and 2 bathrooms (1 ensuite)
- Beautiful location
- Views of lake Windermere & the Lakeland fells
- Shared gardens and grounds
- Close to transport and local amenities
- In good decorative order
- Ideal main residence, second home or holiday let
- Allocated parking for 1 car
- \*FTTC Ultrafast broadband available up to 1800 Mbps



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Ultrafast  
Fibre  
Broadband



Allocated Parking  
for 1 Car

Property Reference: W6148



Living Room



Dining Area



Kitchen Area



Bedroom 1

**Location:** Situated a stone's throw away from Brockhole, the renowned Visitor Centre on the shores of Lake Windermere, but hidden away from the hustle and bustle.

From Windermere proceed north towards Ambleside on the A591, pass through Troutbeck Bridge and continue past White Cross Bay. The entrance to Merewood Lodge is just after the bus stop on the right. Bear right on to Mirk Lane and Merewood Lodge is a short distance along on the left. On entering the development of 13 properties, Merewood Stables (No.9) is situated towards the back on the left hand side.

**Property Overview:** To enter this unique upside down home, the access is via the outside staircase and into the bright porch, which then leads you into the open plan lounge/dining kitchen with glimpses of the lake and surrounding fells. The kitchen also includes contemporary wall and base units with integrated fridge, freezer, Hotpoint dishwasher, AEG microwave, Bosch oven and hob with extractor over and an additional wall unit housing the Vaillant boiler. This space is perfect for family time, with the additional private and relaxing back patio, ideal for dining in the warmer months.

Descending to the ground floor are the 3 bedrooms, with bedroom one including fitted wardrobes and an ensuite shower room comprising of shower, WC and washbasin. Bedroom 2 also includes a fitted desk with wardrobe and the electric meters. Finally, the separate family bathroom has 3 piece white suite with wall unit.

The property is conveniently tucked away from the hustle and bustle and there is plenty to keep you busy within close proximity, having Brockhole visitor centre which has something for everyone, plus White Cross Bay holiday park having an additional bar/restaurant and spa for you to enjoy. A taxi or bus can then take you into the nearby villages of Ambleside, Windermere or Bowness where you can spend the day and evening keeping busy and surrounding yourself with what they have to offer.

**Accommodation: (with approximate measurements)**

**First Floor**

**Lounge/Dining Kitchen** 26' 8" max x 18' 2" max (8.13m x 5.54m)

**Rear Raised Patio** 32' 6" x 11' 7" (9.91m x 3.53m)

**Ground Floor**

**Bedroom 1** 15' 11" max x 9' 5" max (4.85m x 2.87m)

**Ensuite Shower Room**

**Bedroom 2** 10' 10" x 10' (3.3m x 3.05m)

**Bedroom 3** 10' 10" x 6' 3" (3.3m x 1.91m)

**Bathroom**

**Property Information:**

**Services:** Mains water, electricity and gas central heating to radiators. Drainage - communal septic tank in grounds.

**Tenure:** Long leasehold for the remainder of 999 year lease from 2001. Each owner of Merewood Lodge is a share holder within the management company which owns the freehold. We understand there is an annual management charge which covers maintenance of the buildings, shared grounds, sewage plant, external decorating, buildings insurance etc. The charge for 2023/2024 was £3,600. Plus a total sinking fund of £23,000 which will benefit any purchaser.

**Business Rates:** Westmorland and Furness Council - Rateable value of £3,750 with the amount payable in the order of £1,837.50 for 2023/24. Small business rates may be applicable.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3Words:** ///interlude.roaring.unhelpful

**Notes:** \*Checked on <https://www.openreach.com/> 25th September 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bedroom 3



Rear Patio

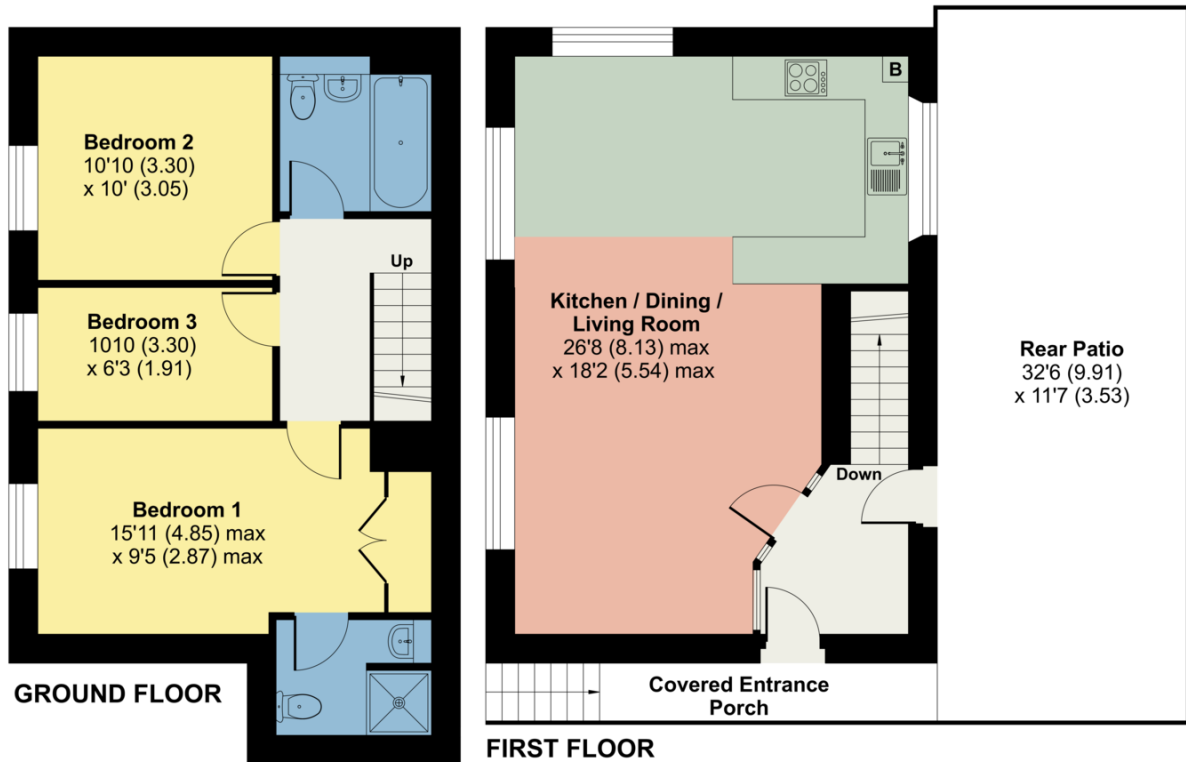


Ordnance Survey Plan

# 9 Merewood Lodge, Ecclerigg, Windermere, LA23

Approximate Area = 1002 sq ft / 93 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1191470

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