



Windermere

£1,250,000

Ellerray Cottage, Ellerray, Windermere, Cumbria, LA23 1AW

Nestled in the heart of the Lake District, Ellerray Cottage offers a unique blend of charm and tranquillity. This 4 bedroomed detached Lakeland stone and slate built property with 2 living rooms, snug and dining kitchen is perfect for those seeking a peaceful retreat, holiday let or a vibrant family home. Just a stone's throw from the bustling town of Windermere, Ellerray Cottage is a true gem waiting to be discovered.

Quick Overview

- 4 bedroomed detached house
- 3 reception rooms
- Peaceful yet convenient location
- Garden
- For sale as a going concern.
- Close to amenities and transport
- In immaculate order
- Ideal holiday let, 2nd home or family home
- Detached garage and off road parking
- *FTTC Superfast broadband available up to 55-80 Mbps



4



4



3



C



Superfast
Fibre
Broadband



Detached garage
and off road
parking

Property Reference: W6158



Snug



Cloakroom



Sitting room



Dining Kitchen

Location: Close to the centre of Windermere Village and within easy access to the train station, Elleray Cottage is situated on the route to the picturesque viewpoint of Orrest Head (about 20 minutes walk from the house and famous for its spectacular views). Opposite the Natwest Bank, just off the A591, follow the signs for Orrest Head and Elleray Cottage is located approximately 200 yards on the right hand side.

Property Overview As you approach Elleray Cottage, you are greeted by its quaint exterior, exuding character and warmth. Step inside to find a beautifully presented home that seamlessly combines traditional features with modern comforts. On entering the property you go through an entrance porch which has a handy built in cupboard ideal for storing outdoor shoes after a long Lakeland walk. The cosy snug has inset display shelving and feature fireplace with stone surround and hearth. A separate cloakroom can also be found and comprises of WC and washbasin with vanity unit. The sitting room is light and airy and has a wood burning stove with stone surround and hearth ideal for those cosy winter nights in and provides the perfect setting for relaxing evenings or entertaining guests.

The dining kitchen is a culinary enthusiast's dream with ample storage space, Belfast sink and boasting modern appliances including Falcon oven with 5 ring induction hob with Falcon extractor over, built in Neff dishwasher and built in fridge and freezer and ample space for dining. Whether you're preparing a family feast or a quiet dinner for two, this kitchen caters to all your needs. The adjoining dining area is perfect for hosting gatherings. Patio doors lead to outside. Off the kitchen you will find a handy utility room which houses the Worcester gas central heating boiler and Gledhill water storage tank, washing machine and dryer and a Belfast sink.

On the split level first floor the property features two generously sized bedrooms, one with en-suite and a family bathroom comprising WC, sink and vanity unit and bath, offering a peaceful sanctuary. Another short flight of stairs lead to a further 2 bedrooms again both with en-suite and a further lounge with patio doors which lead out to the paved patio seating area. This room is great for relaxing in and has a wood burning stove and glimpses of the Lakeland Fells.

Outside, the garden is a haven of tranquillity and privacy, with a mature apple tree and vibrant blooms creating a serene backdrop including views of Lake Windermere. A charming patio area invites al fresco dining and leisurely afternoons in the sun. With its prime location, Elleray Cottage offers easy access to local amenities, schools, transport and the stunning landscapes of the Lake District.

You will find a detached garage to the side of the property with a remote control up and over door and the current owners have built a partitioned storage area for bikes which can be accessed via the back door of the garage. There is also parking for 2 cars in front of the garage and at least one parking space in front of the house.



Snug



Sitting room



Kitchen



Bedroom 2



Bedroom 3



Bedroom 4

Elleray Cottage is more than just a home; it's a lifestyle. Experience the perfect blend of rural charm and modern convenience in this enchanting Windermere retreat. Don't miss the opportunity to make Elleray Cottage your own slice of paradise.

The property is currently a successful holiday let and the furniture is available under separate negotiation.

Accommodation: (with approximate measurements)

Entrance porch

Snug 14' 0" x 10' 4" (4.27m x 3.15m)

Cloakroom

Sitting Room 18' 0" x 10' 0" (5.49m x 3.05m)

Dining Kitchen & Utility Room 23' 8" x 8' 8" (7.21m x 2.64m)
plus 10' 3" x 9' 1" (3.12m x 2.77m)

Stairs from hallway lead to:-

Landing

Bedroom 1 18' 0" x 10' 0" (5.49m x 3.05m)

En-suite shower room

Bedroom 4 12' 4" x 10' 8" (3.76m x 3.25m)

Bathroom

Stairs lead to:-

Bedroom 2 13' 2" x 11' 7" inc en-suite (4.01m x 3.53m)

En-suite shower room

Bedroom 3 13' 10" x 8' 6" inc en-suite (4.22m x 2.59m)

En-suite shower room

Lounge 19' 10" x 13' 0" (6.05m x 3.96m)

Property Information:

Services: Mains gas, water, electricity and drainage.

Business Rates: Rateable value of £4,400 with the amount payable of £2,156.00 for 2024/25. Small business relief may apply.

Tenure: Freehold. Vacant possession upon completion.

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



Bedroom 1



Lounge



OS Plan



Garden



Garage

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

What3Words: //flow.smooth.newer

Notes: *Checked on <https://www.openreach.com/> 3rd October 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 (inc. 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).

Meet the Team

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

Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



Nicole Fallowfield

Assistant Branch Manager

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sean Smith

Professional Photographer

hlphotography@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



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



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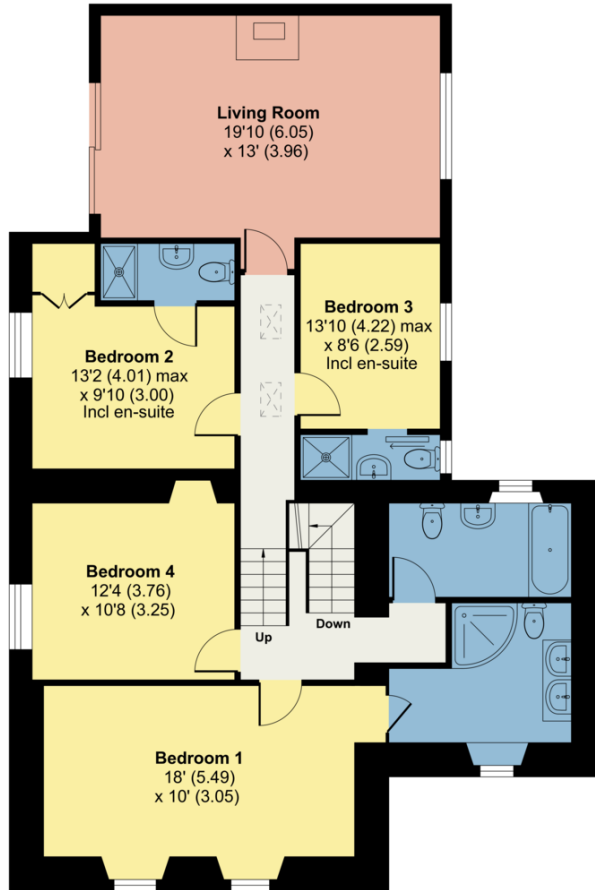
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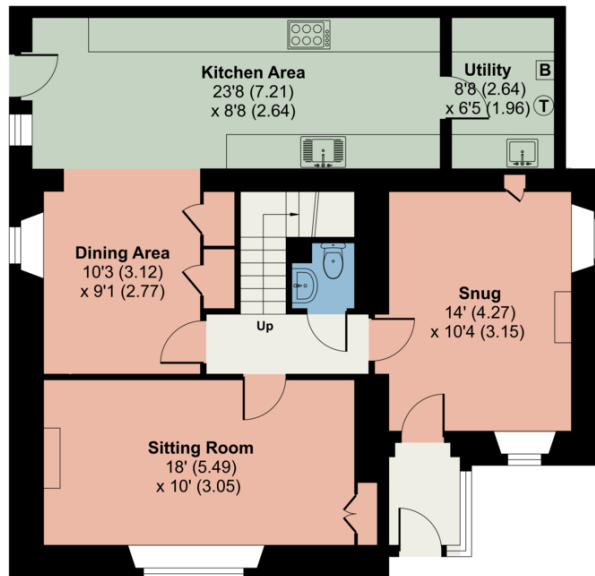
Elleray Cottage, Elleray, Windermere, LA23

Approximate Area = 2098 sq ft / 194.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1206869

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