



 Ellerray Cottage



Ellera Cottage

Ellera, Windermere, LA23 1AW

Nestled in the heart of the Lake District, Ellera Cottage offers a unique blend of charm and tranquillity. This 4 bedroomed 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, Ellera 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



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.

A Warm Welcome

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 an 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.

Specifications

Snug

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

Sitting Room

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





A Culinary Dream

Specifications

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)

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.



Peaceful Accommodation



Specifications

Bedroom 1

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

Bedroom 4

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

Stairs lead to

Bedroom 2

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

Bedroom 3

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

Lounge

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

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.





Tranquil Gardens

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.



Your Own Slice of Paradise

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.





Important Information

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

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.

Energy Performance Certificate:

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

What3Words:

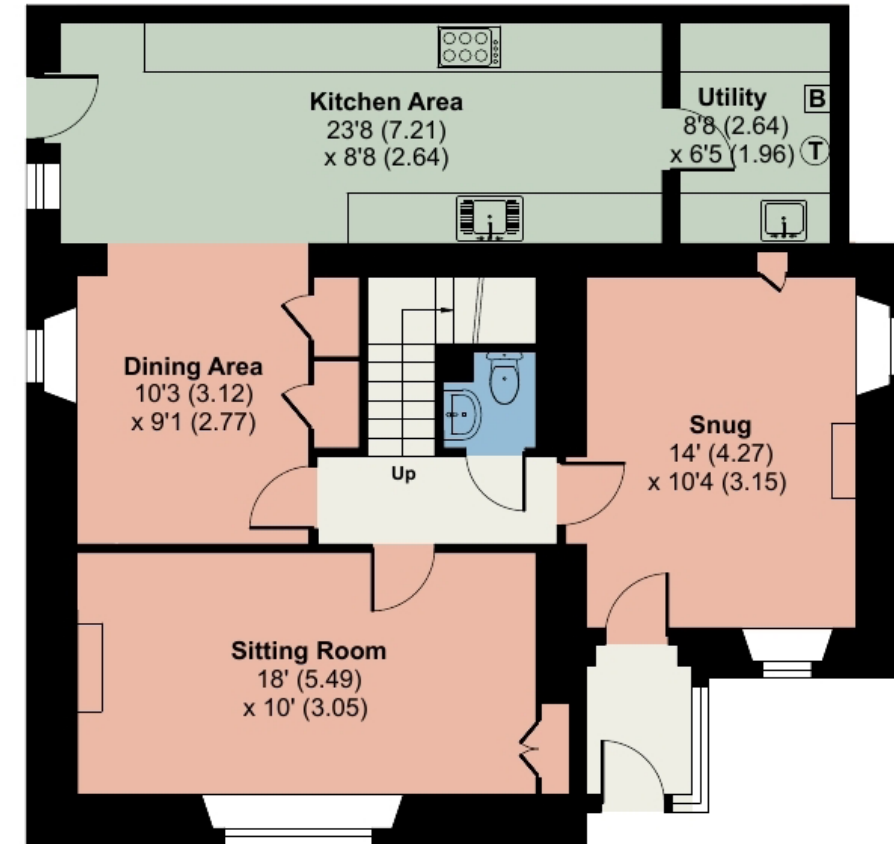
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Floor Plan & Boundary

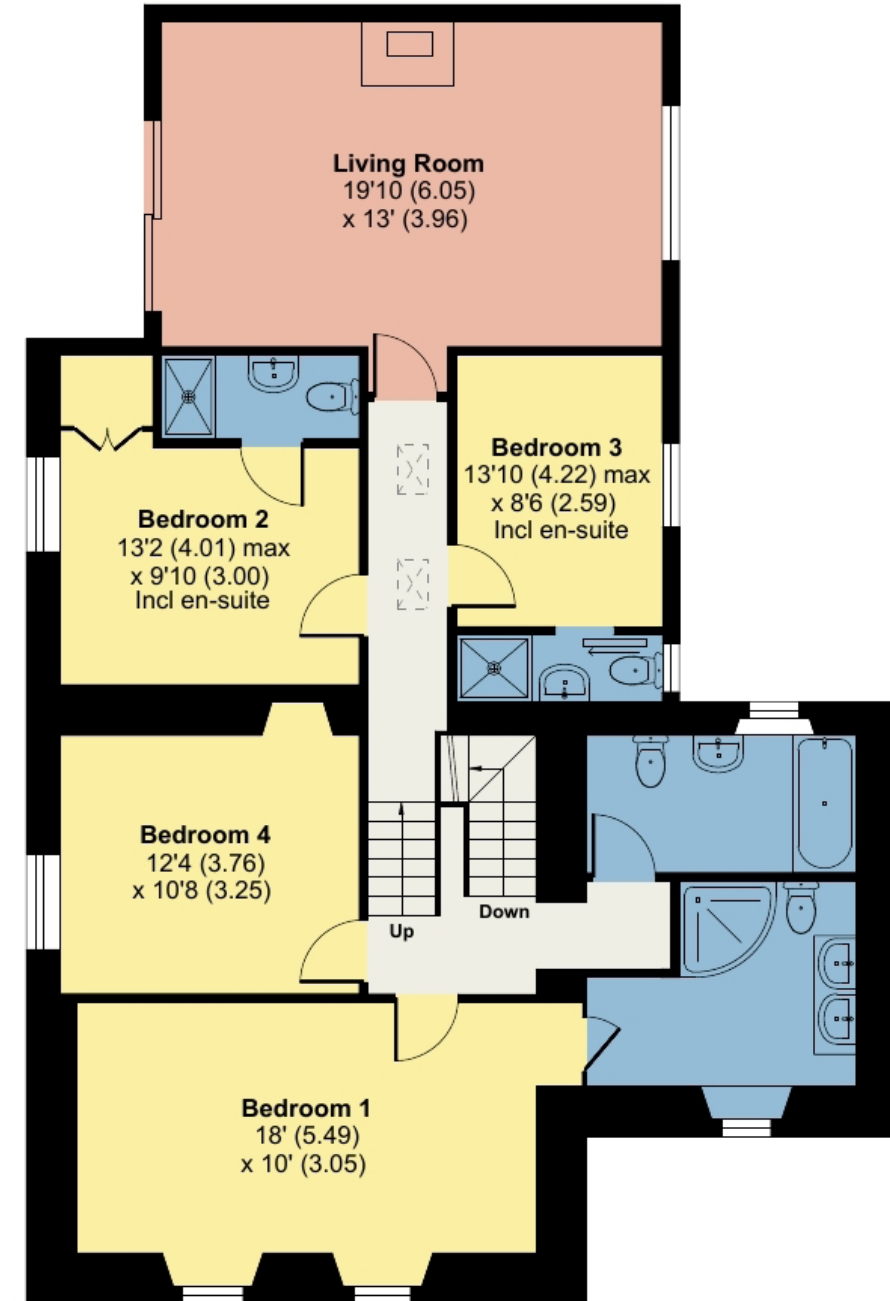
Elleray Cottage, Elleray, Windermere, LA23

Approximate Area = 2098 sq ft / 194.9 sq m

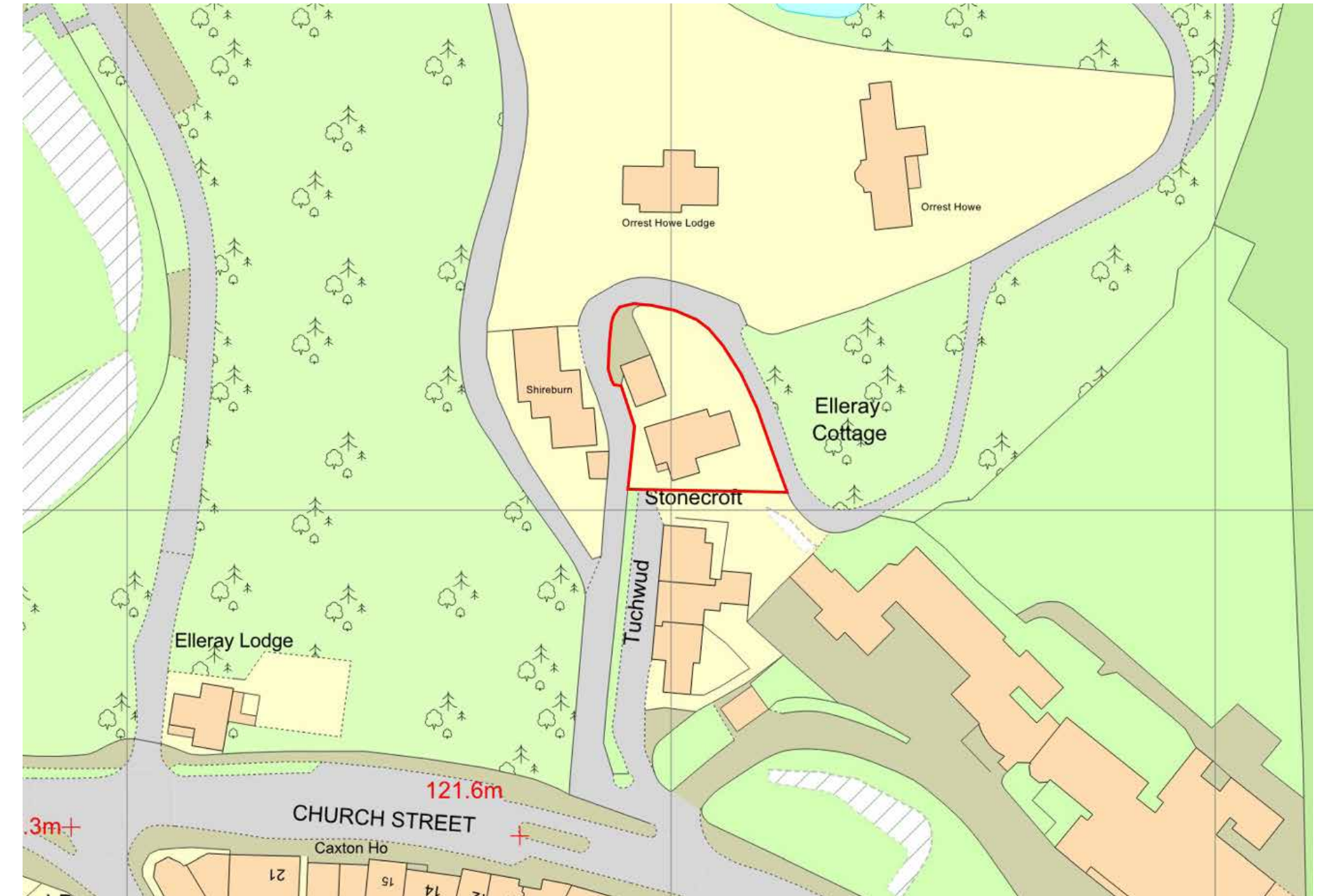
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GROUND FLOOR



FIRST FLOOR



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Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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