



# Swallowholme

52 Ellerthwaite Road, Windermere LA23 2BS

Guide Price £495,000

# Swallowholme

52 Ellerthwaite Road, Windermere

Looks can be deceiving, and this situation is a prime example of that– A modest three-story traditional Victorian residence, constructed in 1902, offers captivating and well-proportioned living spaces with numerous original Victorian architectural elements. These include decorative coving, high ceilings, and deep skirting boards, all spread across three floors. The house has been occupied by the same family since 1962, during which time the house has been utilized as both a sizeable family home and a guest house with a renowned “Swallowholme Full English Breakfast” on offer to all the guests. After over 60 years in the same ownership this quaint and full of Lakeland charm, character house is in need of renovation and ready for the next generation to put their mark on it. Currently the property provides two large reception rooms, a kitchen and rear utility room, six bedrooms (four doubles and two singles) and a house bathroom. Being end terrace, there are gardens to three sides (the side garden faces south east and is a lovely sun trap. There is also the advantage of a single garage and a driveway with parking for three cars.

Exceptionally conveniently placed, Swallowholme is tucked away off the main thoroughfare making it a quiet and very accessible place to live. From here you can walk into Windermere and slightly further a field but still within walking distance is Bowness on Windermere. Between the two village centres you'll have access to a wide variety of shops, a whole host of places to eat and drink and general amenities such as doctors, dentists, opticians, vets and post office. In Bowness there is a three-screen cinema and a theatre. There is easy access to a network of footpaths straight from the door, including great walks up Orrest Head and School Knott close at hand.

The house would suit a wide range of buyers as it's ideal as a permanent home, second home or holiday let investment. Swallowholme is especially fitting for those interested in a renovation project, as it presents a versatile and well-proportioned layout that requires substantial work and offers ample room for improvement.





### Accommodation

Front door leads into entrance hallway

### Hallway

A good sized hallway with stairs going up to the first floor. There is a range of feature and decorative coving to the ceilings and a dado rail.

### Formal Sitting Room

*16'2 x 15'5 (4.94m x 4.71m)*

A formal sitting room, occupying a corner position with dual aspect windows, one of which is a large bay window. A traditional style slate green open fireplace across the room, with an electric fire placed in front. Two arch alcoves either side of the fireplace and coving to the ceiling



### Lounge/Dining Room

*15'0 x 14'0 (4.57m x 4.27m)*

Second reception room off the kitchen which is more of an informal area to relax. A spacious room with dual aspect of both the front and offering ample space for a dining table.

### Kitchen

*11'5 x 8'8 (3.48m x 2.63m)*

A good size kitchen with a good range of wall and base units. There is a free standing electric cooker with extractor over and space for an under counter fridge. A window over the sink, offers a lovely aspect of the garden area.



## Utility Room

Off the kitchen is a utility room, with a window and handy shelving. Ample space for a freezer and plumbing for a washing machine.

Stairs from the hallway lead up to the first floor landing, which has a window at the top of the stairs 3 further steps up into the family bathroom.



## Family Bathroom

Three piece bathroom comprising of a bath with shower over, WC and pedestal hand basin. A window with obscured glass, radiator and decorative dado rail. A large airing cupboard which houses the hot water tank and offers storage.



## Bedroom One

15'2 x 13'6 (4.63m x 4.11m)

A large double bedroom, with large dual aspect windows on both the side and front of the property offering a pleasant outlook of the surrounding area. In addition is an en-suite shower room with a shower tray and curtain, toilet and wash hand basin. There is a radiator and decorative coving.



## Bedroom Two

13'11 x 10'4 (4.24m x 3.16m)

Located at the front of the property, a further good size double room which has a radiator and a shower tray with curtain and a hand basin.

Stairs lead up to the second floor landing, with a Velux window.

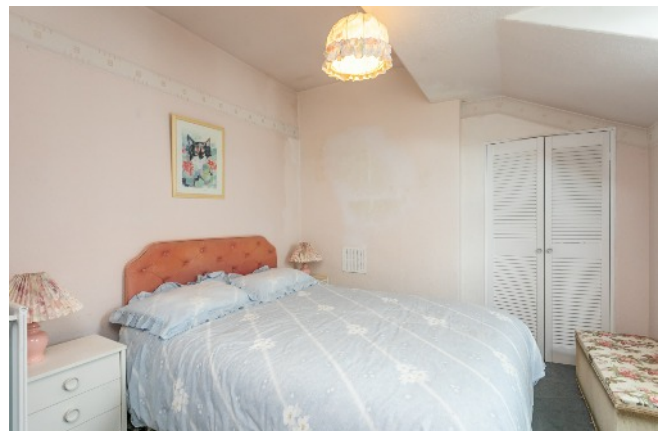
## Cloak Room

A small room which has a WC and hand basin and services the second floor.



## Second Floor Bedrooms

On this level you will find 4 further bedrooms, two single rooms and two double rooms. Three of the rooms have dormer windows and the other a sash window. All rooms have radiators and two of the rooms have hand basins. These could be developed to provide more modern living accommodation for a young family.



## Outside

Swallowholme is located at the end of a row of terraces on the corner of Ellerthwaite Road and Brook Road both quiet residential roads. There is a walled garden around the property which the current vendor planted each year with spring bulbs and flowers, it was her pride and joy and in fact won Windermere in Bloom awards. To the rear of the property is a single garage and gated driveway with parking for up to three vehicles. There is a patio style seating area outside the kitchen, with plenty of space for a bench to sit and enjoy the borders planted with mature shrubs and bushes, and sunshine for most of the day.



### Directions

From our office head towards Bowness on New Road (A5074) and turn left onto Ellerthwaite Road. After passing Windermere Fire Station on the left there is a crossroads, turn right here (still on Ellerthwaite Road) and immediately after the entrance to Alexandra Court, Swallowholme is on the right-hand side. Parking available around the rear off Brook Road.

### Services

All mains services connected. Gas fired central heating.

### Tenure

Freehold

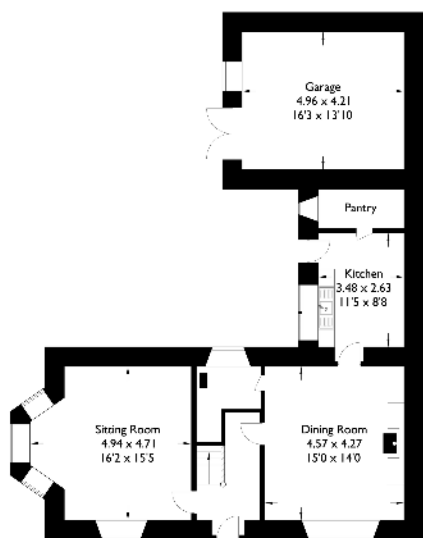
### Council Tax Band

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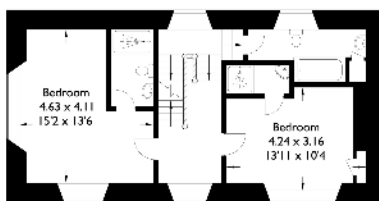


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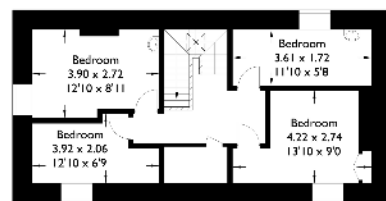
Approximate Gross Internal Area : 164.93 sq m / 1775.29 sq ft  
 Garage : 20.88 sq m / 224.75 sq ft  
 Total : 185.81 sq m / 2000.04 sq ft



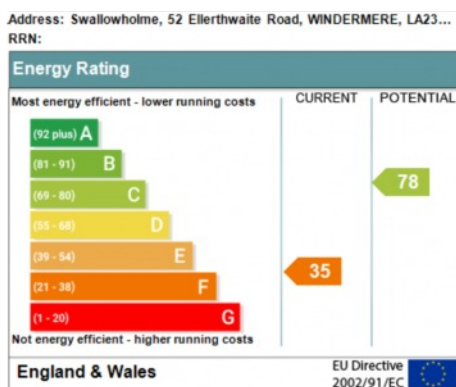
Ground Floor



First Floor



Second Floor



Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.