



# 14 Priory Grange

Windermere, LA23 1BF

Guide Price £595,000



# 14 Priory Grange

## Windermere

A modern detached family house built in the late 1980's with a white roughcast exterior under a Lakeland slate roof with spacious accommodation offering lounge, dining room, kitchen, three/four bedrooms with master en-suite, family bathroom and downstairs shower room, and cloak cupboard. Owned by the current vendors for many years, during this time the property has undergone a transformation, now offering newly installed bathroom and shower rooms, modern kitchen, new windows and a landscaped low maintenance garden.

Priory Grange enjoys a quiet cul-de-sac setting with the feature of Wynlass Beck flowing gently through it and yet only ten minute's walk from Windermere village. The property also has the added benefit of a detached double garage, with shared private driveway and plenty of off road parking. The house is surrounded by pleasant gardens and to the rear of the property is a pleasant patio area with steps leading down to Wynlass Beck. Ideal as a family home, retirement property or equally a lovely weekend bolt hole or investment property.

Priory Grange comprises a small development of houses just off the Ambleside Road close to the centre of Windermere offering a good degree of privacy. The amenities of Windermere village are close by and within easy reach including shops, health centre, schools, railway station and supermarket. There is also access onto a footpath which leads to Rayrigg Road and Miller Ground where there is a beautiful walk and public access along the lake shore.







### Accommodation

The front entrance from the driveway has a glazed door in to a reception porch which has plenty of coat hooks and matting flooring. A door leads through to the hallway.

### Hallway

With a built-in cupboard with space offering additional storage or simply to hang coats. Further storage can be found in the under stairs cupboard.

### Kitchen Diner

This room is certainly the hub of the home, located at the front of the property this large bright kitchen with modern sleek looking wall and base units offering plenty of storage space. There is a gas hob and double electric oven with extractor over. Integral dish washer, two integral fridges (cleverly, the owners use one of these as a wine fridge). There is a family size dining area with French doors out to the garden, originally a separate room but by knocking the wall down, the two rooms have become the perfect social space with access to the garden.

### Utility Room

Fitted with a range of wall and base units to match the kitchen. Integral washing machine, tumble dryer and freezer. Gas central heating boiler. UPVC door to rear garden.

### Sitting Room

A fabulous dual aspect living space with a central fireplace with living flame gas fire, with stone hearth and surround with mantelpiece. Fitted unit across one wall offers ample space to store books as well as offering glass display unit and other useful storage. Double sliding patio doors lead out into the garden.





### Bedroom 4/Office

A versatile ground floor room, currently used as a study, but would work well as fourth bedroom with the added benefit of a shower room on the ground floor. Windows to two sides.

### Shower Room

A modern and useful downstairs facility comprising modern white suit including WC with built in vanity unit housing a wash basin and a walk in shower with glass doors. The room has fully tiled walls and floor, mirror, extractor fan, chrome heated towel rail and inset lighting.

Stairs lead up to the first floor

### Landing

Landing with loft access, which is partly boarded with a loft ladder. There is also an airing cupboard housing hot water tank cylinder.

### Bedroom One

Good sized master suite enjoying a dual aspect and fitted with a range of extensive wardrobes, built in dressing table and chest of drawers. Useful walk in storage cupboard.

### En-Suite Shower Room

Modern fitted suite comprising vanity unit housing white wash basin and WC, walk in shower. Finished with fully tiled walls and floors, inset lighting, chrome heated towel rail and extractor fan.

### Bedroom Two

Double bedroom with a wall of fitted wardrobes and window enjoying aspect over the garden and to Wynlass Beck.

### Bedroom Three

Good size single room, at the front of the property currently used as an office. There is a large, fitted wall unit of shelves, great for storage. Coving to the ceiling and a radiator.

### Bathroom

A modern, recently fitted bathroom comprising of bath with shower over and glass shower screen, WC and hand basin with storage. Fully tiled walls, spotlights and a chrome ladder style radiator.







### Double Garage

The driveway leads to a double garage with plenty of parking in front.

### Outside

To the front of the property is a small garden area with mature shrubs. To the rear of the property is a delightful patio area with a wide range of easy to maintain shrubs. There are a couple of rows of steps down to a terrace area overlooking Wynlass Beck. Very private and peaceful garden to enjoy the sounds of the babbling beck below. Good size double garage with remote access doors, lighting and power, EV charger and side door. There is a useful storage space above the garage with scope for further usage.

### Directions

From Windermere, proceed towards Ambleside on the A591 for approximately 1/2 mile. Before reaching the roundabout at Cooks House, turn left into Priory Grange. Follow the road round



to the left and down to the bottom of the cul-de-sac No.14 can be found on the right hand side, down a private driveway with parking in front of the garaging.  
Whatthreewords: ///structure.goggle.warp

### Services

Mains water, drainage, gas, and electricity. Double glazed windows, UPVC doors and gas central heating.

### Tenure

Freehold.

### Internet Speed

Superfast speed of 70 Mbps download and for uploading 16 Mbps as per Ofcom website.

### Council Tax Band

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1365.14 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.