



High Rigg

Victoria Road, Windermere, LA23 2DL

Guide Price £500,000

High Rigg

Victoria Road, Windermere

High Rigg is a superbly located traditional Lakeland property that presents an incredible opportunity for a renovation project. With nearly 58 years under the same ownership, this semi-detached family home is a rarity within the Lake District National Park. High Rigg sits peacefully along a quiet road on the upper outskirts of Windermere village, just a stone's throw from Queen's Park. Originally designed as a five-bedroom residence, the house spans four floors and offers awe-inspiring elevated views over Lake Windermere and the Lake District's most renowned fells.

The property is enveloped by tall hedges and well developed trees, ensuring privacy. Thanks to its prime location, High Rigg places you within walking distance of Windermere village where you will find supermarkets, shops, cafes, bars, restaurants, pharmacies, and transportation links. This well proportioned and much loved property is now in need of renovation and updating with plenty of scope for remodeling tailored to reflect your unique taste. High Rigg appeals to a range of buyers from families seeking a permanent residence to couples looking to upsize or those desiring a splendid second home.





Accommodation

As you step up to the front door, you'll find yourself in the main porch area. Just off this space, there's a roomy storage area that's perfect for keeping coats and shoes organized.

Dining Room

15'6 x 13'11 (4.73m x 4.23m)

Lit by the open sash windows looking out to the Lake District fells beyond, is the dining room. A spacious and versatile area which features a covered open fire with tiled surround, offering potential for a remodeling.

Living Room

14'6 x 14'6 (4.42m x 4.42m)

The living room is well proportioned, presenting views out to the mountains through the sash windows, and beautiful alcoves to add more potential to this space. A covered open fire gives opportunity for a comfortable renovated living space.

Breakfast Room

12'4 x 12'0 (3.76m x 3.67m)

Known as the "breakfast room", this space hosts a plethora of storage space among many cupboards. An enclosed fire brings life to the room and light shines in through the window. As a secondary dining area, this room could be used as either an extension to the kitchen, a study or even a hobby room.





Kitchen

11'11 x 6'10 (3.62m x 2.09m)

The kitchen is fitted with an extractor fan, space for a washing machine, a freestanding electric cooker and plenty of storage options. There is a kitchen sink and part tiled walls. The dual aspect windows allow light to flood the room, presenting an excellent opportunity for someone to unleash its full potential and renovate it to their taste.

Cellar

On the lower level, you'll discover two generously proportioned rooms boasting unexpectedly high ceilings. These versatile spaces not only provide substantial storage capacity but also offer an exhilarating potential for transformation into your desired purpose, be it a dynamic games room, a home gym, a cinema, a spa, a private library, or even a welcoming guest suite. The possibilities are endless!

First Floor

Bathroom

Ascend the staircase and turn left to encounter the first bathroom. It comprises a three-piece suite featuring a bath with a shower, a sink, and a separate WC accessible through a secondary door within the bathroom.



Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

Another spacious double presents dual aspect identical views out to the Lake Districts Mountains, offering a serene and awe-inspiring backdrop to your everyday life.



Bedroom Two

14'6 x 13'11 (4.42m x 4.24m)

Bedroom two is another spacious double, where the views take centre stage as the windows frame breathtaking views of the iconic Lake District Mountains, inviting you to immerse yourself in the beauty of the surrounding landscape. There is also a closed up fireplace and radiators.

Bedroom Three

14'1 x 11'6 (4.29m x 3.50m)

The initial bedroom is a generously proportioned double room fitted with radiators and an original window that offers views of the back garden.

Bathroom

Located just before the staircase, there is a second bathroom equipped with a WC and a sink.

Second Floor

Storage Unit

At the top of the stairs on the second floor to your left you can find a storage unit, illuminated by the Velux window. This unit provides extensive room for your belongings or the potential for transformation into the personalized space of your choice.

Bedroom Four

18'1 x 13'11 (5.52m x 4.25m)

The fourth bedroom has an original window that showcases not only tranquil views of the majestic Lake District Mountains in the distance but also for the serene Lake Windermere. This is another extremely spacious double which has plenty of scope for remodeling.

Bedroom Five

14'1 x 11'7 (4.29m x 3.53m)

Bedroom five presents itself as a cosy double room, complete with an abundance of built-in storage, including an under eave storage unit. The large window ushers in natural light.



Outside

High Rigg occupies a generous outside space, providing private parking for multiple cars to the left of the main entrance and a large garage. Entering the garden from the kitchen, you will find a patio area presenting multiple sheds. Adjacent to the patio, there's a charming green open area, embraced by nature. It's a perfect spot for children to enjoy or for some peaceful seating. This garden presents an exciting opportunity for potential renovation, allowing you to shape it according to your vision. If you follow the trail from this open space around the house, you'll reach the front garden with its stunning views of the Lake District peaks. Offering a sense of seclusion by the high hedges, it is a potential spot for another quiet seating area.

Directions

The property is located just over ½ a mile from our Windermere office. Travelling along New Road from our office, take the first left onto Ellerthwaite Road. Continue straight onto Park Avenue and

then take a slight left onto Whinfield Road. Turn right onto Park Road and continue up the hill turning left onto Victoria Road and the property is immediately on your right under the slate archway and through the black and white gate.

Whatthreewords: [///corkscrew.lawns.informs](http://corkscrew.lawns.informs)

Services

Mains electric water and drainage. Gas central heating.

Tenure

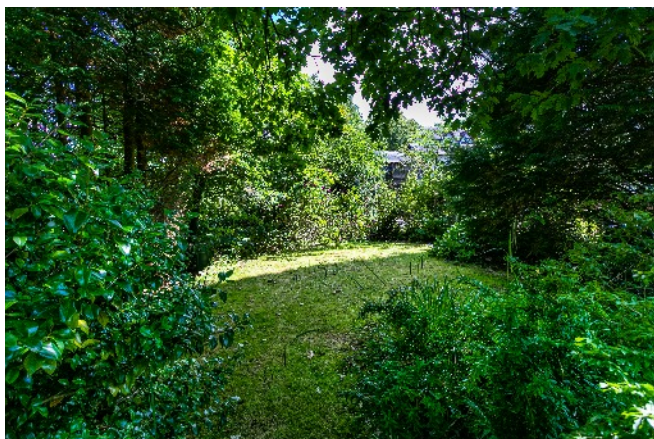
Freehold

Internet Speed

Superfast download speed of 80 Mbps and upload speed of 20 Mbps.

Council Tax Band

G



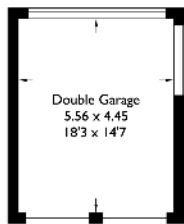
High Rigg

Approximate Gross Internal Area : 226.15 sq m / 2434.25 sq ft

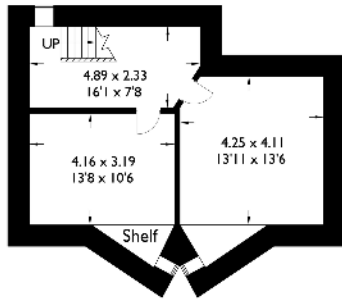
Cellar : 45.71 sq m / 492.01 sq ft

Garage : 24.74 sq m / 266.29 sq ft

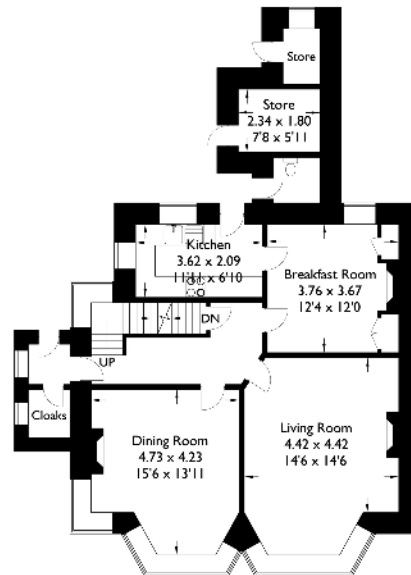
Total : 296.60 sq m / 3192.57 sq ft



Garage



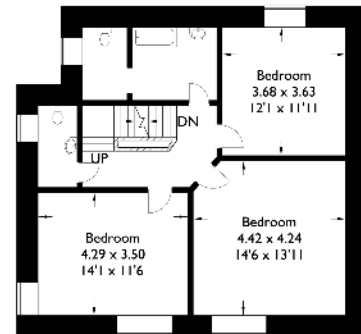
Cellar



Ground Floor



Second Floor

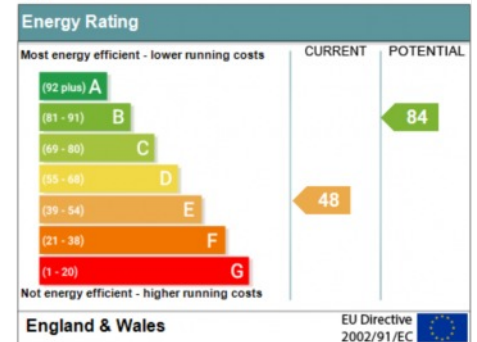


First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Address: High Rigg, Victoria Road, WINDERMERE, LA23 2DL

RRN:



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.