



The Gallery

4 Merewood Lodge, Ecclerigg, Windermere, LA23 1QB

Guide Price £300,000

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Expertly converted in 2001 by renowned local builders, Robert Hughes, into a fabulous and spacious contemporary 4* Gold first floor studio. The property enjoys attractive south facing country views including winter views of Lake Windermere. The Gallery has the huge advantage of a lovely private ground floor entrance hall with wide staircase leading to the first floor where there is a superb spacious studio room with extensive fitted furniture, king size bed, lounge area, modern fitted kitchen and luxurious bathroom complete with Whirlpool Jacuzzi bath. Outside small patio seating area.

Currently a well established holiday let through local lettings agents Sykes, more information can be found at www.lakelovers.co.uk. The property is sold as a going concern including all forward bookings and the majority of furnishings and equipment with the exception of a few personal items. It currently generates an annual income of circa £15,000 nett of agency fees.

Merewood Lodge is a series of thirteen individual houses and apartments of the highest quality, designed and built by respected Lakeland developer Robert Hughes. Located in Ecclerigg, opposite Brockhole between Windermere and Ambleside in the heart of the Lake District National Park with lake shore walks at Brockhole and country walks into Troutbeck right from the doorstep. Within easy walking distance to Langdale Chase, Merewood Hotel and Low Wood Hotel.





Accommodation

Ground Floor

Front door leading into a private entrance hall with wide hallway and tiled floor. Cloaks cupboard and staircase leading up to;

Landing

Spacious cupboard housing Vaillant gas boiler and fuse box. Leading to;

Open Plan Living/Bedroom

25'4 x 23'9 (7.73m x 7.22m)

A bright and spacious room with extensive fitted Hulsta maple furniture including wardrobes, chest of drawers and display units including king size pull down bed. Lounge area with television point. Lovely south facing country views. Contemporary vertical radiator. 2023 installed 4 x double glazed UPVC opening windows.





Kitchen

8'11 x 7'7 (2.71m x 2.31m)

Attractive selection of wall and base units, stainless steel sink unit with mixer tap. Integrated appliances Hotpoint double electric oven, four ring induction hob, extractor hood, washer/dryer, dishwasher and fridge/freezer. Part wall tiled and down lighters.

Bathroom

Attractive white three piece suite comprising Whirlpool jacuzzi bath with shower over, WC and wash hand basin. Heated towel rail and extractor. Fully floor and wall tiled. Loft hatch. Fitted storage cupboards and drawers.





Outside

To the front of the property there is a small patio area overlooking the communal gardens and nearby fields. Private parking for one vehicle and additional visitor parking.

Directions

From Windermere travel north on the A591 toward Ambleside. Continue through Troutbeck Bridge and past White Cross Bay after another 1/4 mile turn right opposite the entrance to Crag Wood Hotel/Brockhole into Mirk Lane, immediately adjacent to a glass bus shelter, leading to the gated front entrance of Merewood Lodge. On entering the development of 13 properties, The Gallery is situated at the front of the building on the left hand side with designated parking in Bay 4 to the left. Additional visitor parking is available to the right.

What3words

<https://what3words.com/original.pipeline.trump>



Services

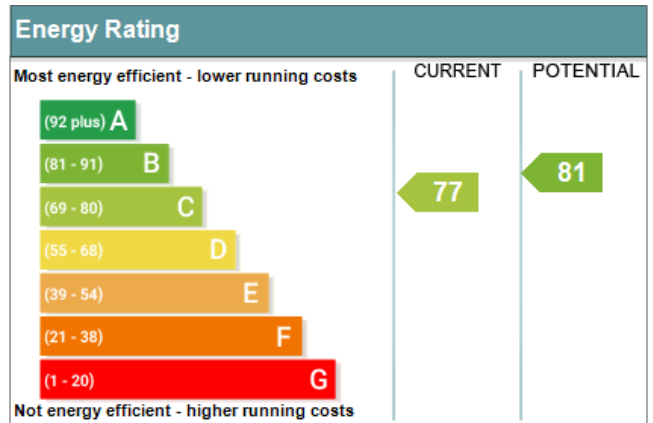
Mains water, electricity and gas. Whole site shared private drainage. Gas central heating. Telephone & fast fibre broadband.

Tenure

Long leasehold for an original term of 999 year lease from 2001. Each owner of Merewood Lodge is a shareholder within the management company which owns the freehold. We understand there is a management charge of approximately £782 per quarter, which covers maintenance of the shared garden, grounds and sewerage system, external decorating, buildings insurance, commercial rubbish collection, window cleaning etc. The site is overseen by a professional property Management Company.

Rateable Value

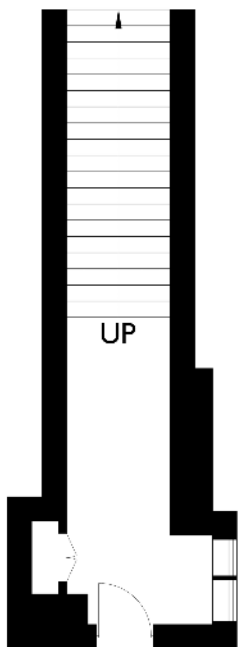
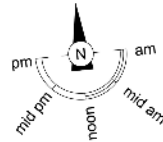
Currently £2,900 for a self catering holiday unit and premises.



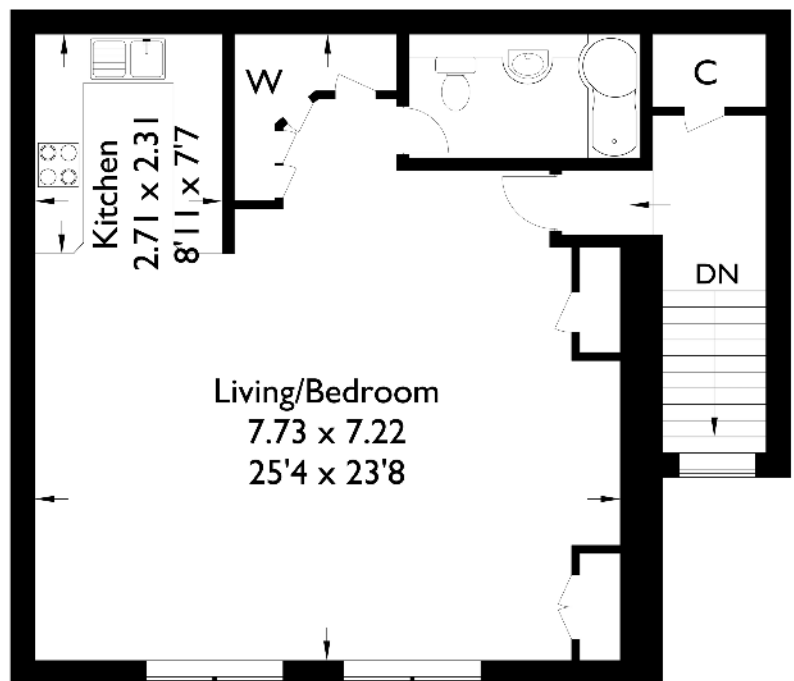
The Gallery, 4 Merewood Lodge

Approximate Gross Internal Area : 75.94 sq m / 817.41 sq ft
Total : 75.94 sq m / 817.41 sq ft

MATTHEWS
BENJAMIN



Ground 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.

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.