



# 2 Merewood Lodge

Ecclerigg, Windermere, LA23 1QB

Guide Price £600,000

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## Ecclerigg, Windermere

Sale of a well presented and proportioned three bedroom two bathroom property located on a highly regarded development. A light and airy house with three double/twin bedrooms. Not unusual for the Lakes the property is an upside down house taking advantage of the country views from the living/dining room on the first floor which also has the benefit of a lovely balcony. There is a useful store cupboard which provides access to a large attic, which subject to approval could potentially house another ensuite bedroom.

Expertly converted in 2001 by renowned local builders, Robert Hughes, into a fabulous and spacious contemporary property. Enjoying attractive south facing country views including winter views of Lake Windermere. With the huge advantage of a lovely gently elevated private garden with substantial summer house. Private parking for two vehicles with additional visitor parking.

The property has been well looked after and maintained by the current owners including some new quality fittings. Its currently a well established holiday let through local lettings agents Lakelovers, more information can be found at [www.lakelovers.co.uk](http://www.lakelovers.co.uk). The property is sold as a going concern including all forward bookings and the majority of contents with the exception of a few personal items. It currently generates an annual income of circa £25,000 to £40,000, dependant on usage by the owner. Lakelovers are more than willing to advise new buyer's how to maximise income up to this level.

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 Lowood Hotel.





### Accommodation

Glazed front door leading to:

### Hallway

Wide hallway with alarm. Useful cloaks cupboard with shelving.

Open staircase with understairs cupboard.

### Bedroom One

Attractive and spacious double room with comprehensive selection of quality fitted wardrobe, shelves, bed side cabinets, dressing table, drawers and TV point. South facing feature bay window with views over the communal gardens.

### En Suite

Spacious white three piece suite comprising of corner shower cubicle, WC, vanity sink unit, fully floor and wall tiled. Electric light/shaving point, extractor fan and heated towel rail.

### Bedroom Two

Lovely twin room.

### Bedroom Three

Spacious double room with south facing views.







### House Bathroom

Large three piece white suite comprising of panelled bath with shower attachment. Wash hand basin, WC, extractor fan, electric light/shaving point, heated towel rail, shelving, fully floor and wall tiled.

### First Floor Landing

### Kitchen/Diner

Attractive selection of pine fronted work units with worktop. 1.5 stainless steel sink unit and mixer tap. Integrated appliances include; 4 ring AEG gas hob, double electric AEG oven with extractor hood, fridge/freezer and washer/dryer. Wood effect floor, part wall tiled, partially glazed walls giving light through to the dining/living room. Stunning country views.

### Living/Dining Room

Well proportioned L shaped room benefiting from south facing country views towards Lake Windermere over the communal gardens. Glazed patio door leading out onto the balcony. TV point.

### Cloakroom

Two piece white suite comprising of WC and vanity wash hand basin. Half wall tiled and fully floor tiled with extractor fan.

### Cupboard

Highly useful owners cupboard that could easily be used as a study area. Velux window and loft access. Loft could possibly be converted to create an additional en suite bedroom. Currently housing the gas central heating boiler.







### Outside

Property benefits from communal gardens as well as having the advantage of private garden area. Majority graveled, paved footpath, small planted shrubs, good sized summer house with decking giving delightful south facing views towards the adjacent countryside.

### 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 on to Merewood Hotels drive, continue for approximately 50 meters and turn right. Proceed through the gate and the property is directly facing you. Please note it can also be accessed via the main entrance to the development opposite Brockhole visitor centre.

<https://w3w.co/aced.update.refills>

### Services

All mains services are connected. Gas central heating.

### Tenure

Leasehold. 999 year Lease since 1 September 2001. Service charge £900 per quarter.

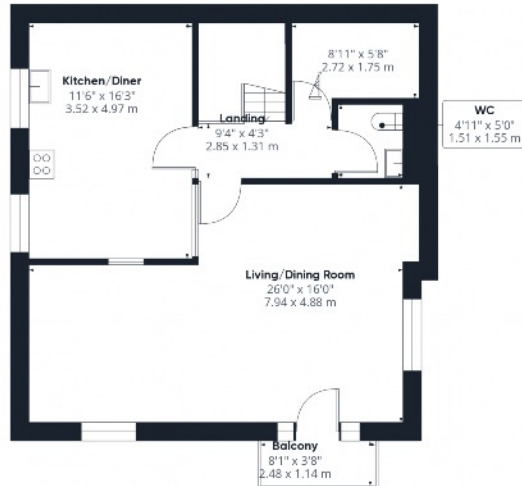
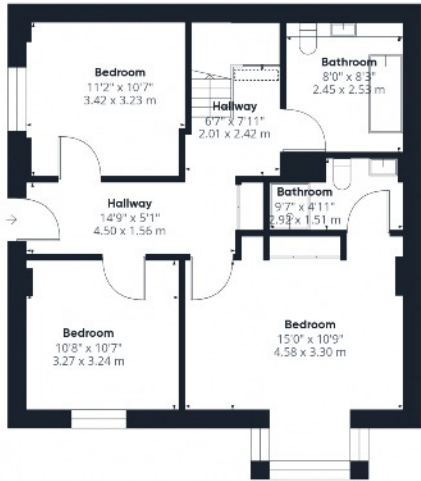
### Rateable Value

£4,350.00. Actual amount payable £2,170.65 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.

### Broadband

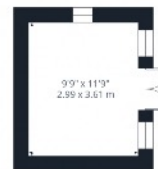
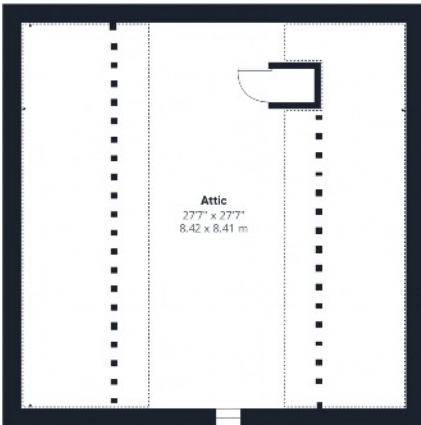
Ultrafast 1000 Mbps download speed (based on Ofcom.com results)





**Approximate total area<sup>(1)</sup>**  
 2247.47 ft<sup>2</sup>  
 208.8 m<sup>2</sup>

**Reduced headroom**  
 479.17 ft<sup>2</sup>  
 44.52 m<sup>2</sup>



(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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.