



Ecclerigg

£485,000

Middlerigg, 5 Merewood Lodge, Ecclerigg, Windermere, LA23 1QB

Situated in a picturesque semi-rural development in the Lake District, this beautiful three-bedroom cottage offers stunning views and a beautifully finished interior. A perfect home for those seeking to settle in the Lake District, acquire a second home, or to continue as a successful holiday let. Don't miss the opportunity to make it yours. Book a viewing today.

Quick Overview

Charming 3 bedroom cottage
2 bathrooms, 1 of which ensuite facility
Perfect Lake District Retreat - ideal home,
holiday escape or investment
Stunning countryside views
Exclusive gated development
Just moments from Lake Windermere
Beautifully finished in excellent decorative order
with feature mullion window
Off road residents parking
UPVC double glazing and gas central heating
Ultrafast Fibre Broadband



3



2



1



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Ultrafast
available



Allocated parking

Property Reference: W6339



Entrance hall



Living/ dining room



Kitchen



Bedroom 1

Upon entering you are welcomed by an inviting hallway that immediately sets the tone for the home's warm and stylish interior. A convenient understairs storage cupboard provides a practical space for coats and everyday essentials. To the left the impressive open-plan living/dining and kitchen area forms the heart of the home. Flooded with natural light from a striking feature stone mullion window, this generous space is perfect for both relaxing and entertaining. There is ample room for the comfortable seating and a dining table, creating a sociable environment for family gatherings.

The contemporary kitchen is thoughtfully designed with a good range of quality wall and base units and a Franke stainless steel sink. It is equipped with a fitted AEG gas hob with extractor fan and Bosch double oven and a combination microwave, an AEG fridge and freezer and Bosch dishwasher. Stylish vertical shelves provides additional storage, while discreet under-unit lighting enhances both practicality and ambience.

The ground floor also features Bedroom 1, a bright and tastefully presented room enjoying peaceful and countryside views. the room and benefits from a spacious and well appointed en-suite shower room, finished with marble-effect walls sand fitted with a heated towel rail, LED illuminated vanity mirror, vanity sink unit, shower cubicle and extractor fan.

Upstairs, the landing provides access to a sizable airing cupboard housing the Ideal gas fired boiler. A secondary landing cupboard provides additional spacious storage area. Bedroom 2 offers a tranquil retreat, enhanced by characterful traditional beam and a Velux window. A striking floor-height stone mullion window offers a wonderful focal point and potential for a charming window seat. Two built-in storage cupboards offer convenient wardrobe and drawer space.

Bedroom 3, currently a twin room/super king conversion features a Velux window and generous fitted wardrobe within the eaves. Traditional beams once again add charm and warmth. Two generous fitted wardrobes.

The family bathroom is beautifully finished, featuring stone-effect wall tiles, wood-effect flooring and a stylish Vitra sink. It includes a spacious bath with electric shower, WC, heated towel rail and cleverly integrated storage beneath and beside the sink.

This superb cottage forms part of a well maintained gated development offering residents a secure and peaceful setting with attractive communal gardens and ample parking. Whether you are seeking a permanent home in the Lake District, a luxurious second home, or a property with proven potential as a successful holiday let, this exceptional cottage represents a rare opportunity.

An early viewing is highly recommended to fully appreciate everything this delightful home has to offer.



Bedroom 2



Bedroom 3



Bathroom



Shared garden space



Countryside views



Living/dining room

Entrance hall

Living/dining room: 6.37m x 3.75m (20'11" x 12'4")

Kitchen: 3.63m x 2.42m (11'11" x 7'11")

Bedroom 1: 3.90m x 3.03m (12'9" x 9'11")

En-suite

First floor

Bedroom 2: 3.90m x 3.03m (12'9" x 9'11")

Bedroom 3: 4.91m x 3.02m (16'1" x 9'11")

Bathroom

Property information:

Services: Mains water, mains gas, mains electricity and shared septic tank.

Tenure: Leasehold, 974 years remaining. Management charges to be confirmed.

Council Tax: Exempt, business rates. 1 April 2023- Current ratable value £4,350

Business rates:

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What 3 Words and Directions From Cook's corner Roundabout, continue towards Troutbeck bridge. On Passing Troutbeck Bridge, you reach Ecclerigg. Mirk Lane is on the right hand side from the road. Follow Mirk lane, and at the split, take the left turning. Merewood Lodge is on the right.

[///notebook.intention.chips](http://notebook.intention.chips)

Viewings: Strictly by appointment with Hackney & Leigh.

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Living/dining room



Kitchen



Bedroom 1



Bedroom 3

Request a Viewing Online or Call 015394 44461

Windermere Sales Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer
015394 44461



mikegraham@hackney-leigh.co.uk

Hayley Wilson

Assistant Manager & Property Valuer
015394 44461



windermersales@hackney-leigh.co.uk

Jacqui Todd

Sales Team
015394 44461



windermersales@hackney-leigh.co.uk

Emma Heginbotham

Sales Team
015394 44461



windermersales@hackney-leigh.co.uk

Jan van Stipriaan

Viewing Team
015394 44461



windermersales@hackney-leigh.co.uk

Shirley Crisp

Viewing Team
015394 44461



windermersales@hackney-leigh.co.uk

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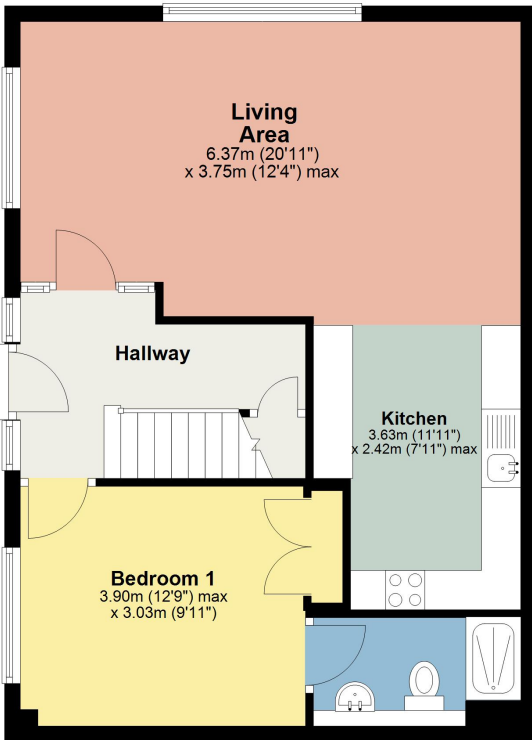


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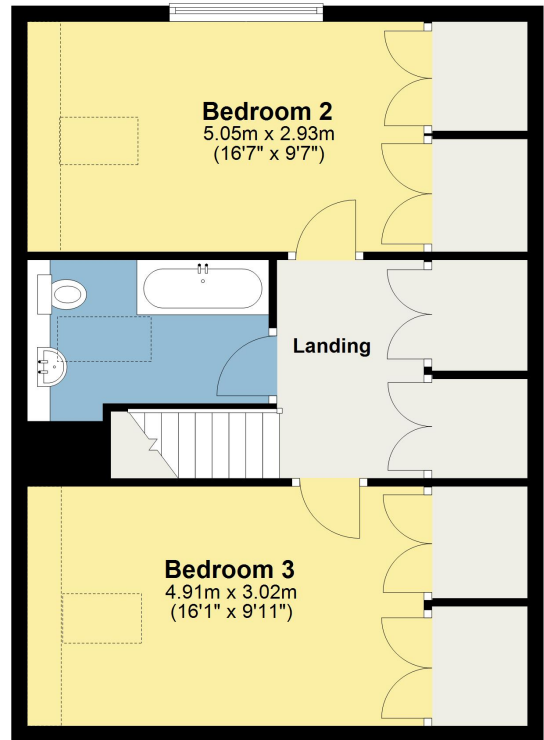
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 112.7 sq. metres (1212.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

5 Merewood Lodge, Ecclerigg

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