



Windermere

£750,000

Fernrigg, Patterdale Road, Windermere, LA23 1NH

We would like to introduce you to Fernrigg, an exquisite 5-bedroom detached residence tucked away off the picturesque Patterdale Road in Windermere. This remarkable property offers an unparalleled blend of elegance, comfort, and convenience with 5 bedrooms, 2 with ensembles, and a brilliant double garage with a room above and a well stocked front and rear garden.

Quick Overview

- Generous elevated property
- 5 bedroomed detached house
- 2 reception rooms
- 2 bathrooms, 1 shower room, 1 cloakroom
- Spacious conservatory
- In excellent decorative order
- Well stocked front and rear garden
- Workshop above the garage
- Double garage and driveway parking
- Fibre Broadband available



5



4



2



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Fibre
Broadband
available



Double garage
and driveway
parking

Property Reference: W6346



Conservatory



Living Room



Dining room



Living Room

As you step inside, you are greeted by a conservatory entrance that sets the tone for what is within. The conservatory overlooks the front garden and driveway. The hallway leads off to 3 bedrooms, (one is used for an office) the living room, ground floor bathroom and the kitchen. It also hosts 2 storage cupboards and a loft hatch that opens to a partially boarded end to end loft that is currently only used for storage.

The living room is a haven of relaxation, featuring ample natural light from the panoramic window and double glazed hardwood doors that open up onto the rear patio. The dual fuel log burner with Coniston slate hearth is ideal for cosy evenings with family and friends.

Adjacent to the living room is the spacious dining room with doors that open up onto the rear patio and overlooking the lush garden, providing an elegant space for hosting dinner parties or enjoying intimate family meals.

Down the hallway the well-appointed kitchen is modern and tastefully stocked with a Bosch larder fridge, space for a washer, or dishwasher, an 18-bottle wine cooler, a Smeg Induction Range 1-meter-wide Victoria electric cooker with extractor over, total pull out grocery cupboard, solid oak wooden work surfaces with under counter lighting, ample wall and base units and a breakfast seating area. This stunning kitchen is a chef's delight and caters for all your culinary requirements. The Smeg and integrated fridge were newly installed in the last 12 months.

A separate utility room adds practicality to daily living, offering plumbing for your washer, a separate coat and boot room that houses the Worcester boiler as well as a separate cloakroom / tradesman WC with wash hand basin. This area leads to the driveway, double garage and front garden.

Moving to the second bedroom that leads off the dining room, spacious with plenty of natural light from the picture windows that overlook the driveway and woodland opposite. The ensuite shower room offers an electric Mira shower, heated towel rails, wash hand basin and WC.

Ascending to the first floor you are greeted by bedroom 1, designed with comfort and style in mind. This a sanctuary of luxury, featuring built in wardrobes and a dressing area, extremely well-lit from one triple glazed Velux window. This spacious bedroom offers stunning views of Lake Windermere from the picture window. The ensuite bathroom is welcoming with Jack and Jill wash hand basins, shaver point, a bath and walk in rainfall shower that is powered from the boiler, heated towel rails, underfloor heating and beautifully tiled.

Outside, the property continues to impress, a tarmacked driveway providing ample parking space, a double garage with electric up and over door. The garage has ample power points and has water access as well as insulated electric garage doors. Enhancing further is the room above offering a versatile space for hobbies or perhaps as additional bedroom or home office, as well as extra under eaves storage that stretches across the back wall.

The well stocked large rear garden, has pedestrian access to Keldwyth Drive and actually has vehicular access but Vendors have put a fence up but could be parking for a motorhome, boat or trailer.



Kitchen



Living Room



Bedroom 1



Bedroom 2



Bedroom 4



Bedroom 3

This area is regularly visited by roaming wild life. The garden is overlooked by the slated patio area which is perfect for outdoor activities, alfresco dining and sundowners whilst enjoying the view of the Langdales. Opposite the front garden and driveway is a woodland area, great for walks, a pathway leading to Elleray Woods, Windermere and Orrest Head.

Fernrigg is a perfect family home or luxurious retreat in the heart of the Lake District. With its prime location in Windermere, you are never far from local amenities, stunning landscapes, and the vibrant community of the Lake District.

Accommodation: (with approximate measurements)

Ground Floor:

Conservatory: 15' 7" x 7' 10" (4.77m x 2.41m)

Entrance Hall

Living Room: 17' 8" x 11' 11" (5.38m x 3.65m)

Dining room: 19' 9" x 11' 5" (6.04m x 3.48m)

Kitchen: 20' 7" x 10' 5" (6.28m x 3.18m)

Bedroom 3: 14' 10" x 11' 2" (4.53m x 3.41m)

Bedroom 4: 11' 2" x 9' 6" (3.41m x 2.90m)

Office / Bedroom 5: 11' 11" x 9' 1" (3.63m x 2.77m)

Bathroom

Bedroom 2 with ensuite: 15' 7" x 14' 6" (4.75m x 4.43m)

Utility Room: 8' 0" x 7' 7" (2.46m x 2.33m)

First Floor

Bedroom 1: 17' 5" x 12' 6" (5.31m x 3.83m)

En-suite

Double Garage: 27' 8" x 21' 1" (8.44m x 6.45m)

Hobby room above garage: 21' 11" x 17' 9" (6.70m x 5.43m)

Property Information

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

Council Tax: Westmorland and Furness Council, Band G.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: [///worth.sprinter.mint](https://www.what3words.com/#!/?w=worth.sprinter.mint) From the Hackney & Leigh Office, travel up Main road towards the A591, bearing left at the junction, carry on down the A591 / Ambleside Road until you reach the roundabout, take the 3rd exit and turn left into Patterdale road and you will find Fernrigg on the left hand side.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden and views



Patio and garage



Rear elevation



Ordnance Survey

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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