



Windermere

£595,000

4 Priory Manor, Rayrigg Road, Windermere, LA23 1EX

Priory manor was built in 1869 as a country mansion for the Carver family and the "Grade II" Listed Building with its many original gothic features, has been tastefully converted and extended in the 1960's to create elegant homes, this is a perfect location for those seeking a weekend retreat or permanent residence.

Apartment No 4 is a 3 bedroom ground floor apartment affording spectacular views across Lake Windermere to the Lakeland fells beyond. Offering a generously proportioned living room with sliding doors to large patio area, fitted breakfast kitchen, en suite shower room and bathroom, residents parking and the benefit of shared jetty and lake access with launching facilities, landscaped communal gardens and field beyond.

Quick Overview

- Stunning former mansion house
- Converted into apartments
- Extensive living room with spectacular views
- 3 bedrooms
- Beautifully manicured communal gardens
- Sun terrace with breathtaking fell and lake views
- Access to lake with residents own jetty
- Well placed for transport, the lakes and village amenities
- A practical permanent residence or 2nd home.
- Superfast broadband available



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Superfast
Available



Residents and
guest parking

Property Reference: W6372



Lake frontage



Living Room



Lakeland fell views



Breakfast kitchen

The property is accessed to the southern side of the building and the entrance hall provides access to all the living accommodation, it houses the electric meter and has attractive flooring throughout.

The extensive living room is a superb space which is flooded with natural light from the floor to ceiling sliding double glazed doors, which also offer outstanding views of the lakeland fells and glimpses of Windermere lake. There is an electric fire fitted and an opportunity to house not just significant living room furniture but also a large dining table for entertaining! Double doors lead into a breakfast kitchen with an excellent range of modern wall and base units, contour worksurface incorporating a sink unit and a 4 ring electric hob with extractor over and oven beneath. Other integrated appliances include a fridge freezer and there is plumbing for a washing machine. The boiler is concealed in a wall cupboard and there is built in booth seating for informal dining. Again a wonderfully light room with 3 windows taking in the spectacular views.

Bedroom 1 is a double room and has a range of built in bedroom furniture. It has a front aspect and offers en suite shower room facilities which includes a corner shower cubicle, WC, vanity wash hand basin and vanity mirror over. Complementary tiling to walls and underfloor heating. Wall mounted towel rail.

Bedroom 2, a further double also has a side aspect and Bedroom 3 a smaller double has built in bedroom furniture and a side aspect.

Outside, the rear are mature, beautifully maintained gardens with various levels, well stocked borders and lawned area. The adjacent private lane takes you to the residents lake access, private launch and jetty. There is also a field overlooking the Lake which is shared with the resident, complete with a wooden seat to take in the vista.

Accommodation: (with approximate measurements)

Entrance Hall:

Living Room: 20' 8" x 19' 4" (6.3m x 5.89m)

Kitchen: 13' 4" x 9' 4" (4.06m x 2.84m)

Bedroom 1: 10' 1" x 9' 8" (3.07m x 2.95m)

Ensuite Shower Room:

Bedroom 2: 10' 1" x 9' 8" (3.07m x 2.95m)

Bedroom 3: 9' 8" x 9' 5" (2.95m x 2.87m)

Bathroom;



Breakfast Kitchen



Bedroom 1



En suite shower room



Bedroom 2



Bedroom 3



Bathroom

Parking: Residents parking to the front of the property and guest spaces. Access via a lane down to the lake shore provides residents' launching facilities and use of shared substantial timber jetty. (A small charge is levied should you wish to launch).

Property Information:

Services: Mains electricity, gas and water. Drainage is to a United Utilities pumping station. Gas central heating.

Tenure: Leasehold - A 999 year lease with 962 years remaining with a ground rent of £50 per annum included in the service charge of £2,500 2025/2026 payable to Priory Manor Management Company Ltd (comprising of seven owners) in respect of building insurance, building repairs, external painting, gardening etc. The new owners will have a share of the freehold.

Viewings: Strictly by appointment with Hackney & Leigh Windermere

What3words and Directions: [///vibes.hockey.bags](https://www.what3words.com/vibes.hockey.bags)

The property is located on the outskirts of Windermere which is about ¾ mile away and can be found by taking the A591 out of Windermere in the direction of Ambleside and turning left after approximately ¾ mile at the mini roundabout into Rayrigg Road, Priory Manor can be found within 50 yards on the right.

Council Tax: Westmorland and Furness Council - Band G

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

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Commual garden



Outlook from jetty



Communal field



Launch area



Fell views

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Meet the Team

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including evenings with our
dedicated viewing team
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online.



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