



Calgarth, 10 Priory Cottages, Rayrigg Road

£279,000





## Calgarth, 10 Priory Cottages

Rayrigg Road, Windermere

This lovely single-storey mid-terrace cottage is set in an elevated position within the exclusive Priory Manor Private Estate and is within walking distance of Windermere town. Its west facing position enjoys unrestricted views across the lake towards the distant fells, and captures the sun through to sundown. It is perfectly placed for ease of access to explore this magical part of the National Park.

Nestled in the heart of the picturesque Lake District, this charming 2 bedroom terraced cottage offers a tranquil retreat with stunning lake views. The single-storey mid-terraced property boasts an open plan living area with a fully fitted kitchen. Two double bedrooms provide comfortable accommodation, complemented by a three-piece suite bathroom. With the convenience of double glazing and electric heating, this cottage is as cosy as it is inviting.

Step outside into the enchanting garden space that surrounds the cottage, and you are greeted with a harmonious blend of established trees, shrubs, and flowers. Pathways wind through the lush lawn, leading to vantage points that offer breathtaking views across Windermere Lake. A track meanders down to the shore of Lake Windermere, where one can unwind while taking in the serene water views or partake in a variety of water activities. Whether enjoying a morning coffee amidst the tranquil setting or hosting a gathering with loved ones, the outdoor space of this property offers endless possibilities for relaxation and recreation. The convenience of allocated parking adds to the allure of this idyllic retreat, ensuring that coming home will always be a seamless and pleasant experience. Experience the beauty of lakeside living in this inviting terraced cottage, where the serenity of nature converges with modern comforts to create a truly special place to call home.



- Single storey mid-terraced cottage
- Short stroll to Windermere Village
- Open plan living area with fitted kitchen
- Sold with NO ONGOING CHAIN
- Stunning lake & fell views
- Ideal 'lock up and leave'/investment property
- Use of private jetty on Lake Windermere
- Maintained communal grounds
- Allocated parking
- Excellent investment opportunity

Follow the A590 until it merges onto Ambleside road, upon coming to the first roundabout take the first exit onto Rayrigg road then take the next right follow the road round where parking for 10 Priory cottage is located WHAT3WORDS:///track.catchers.flamingo Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







## GROUND FLOOR

### KITCHEN LIVING AREA

17' 1" x 13' 0" (5.20m x 3.96m)

### BEDROOM

9' 9" x 8' 6" (2.96m x 2.59m)

### BEDROOM

8' 5" x 6' 11" (2.56m x 2.12m)

### BATHROOM

6' 1" x 5' 4" (1.86m x 1.63m)

### INNER HALLWAY

4' 8" x 2' 4" (1.43m x 0.70m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## EPC RATING D

### SERVICES

Mains electric, mains water, mains drainage

### COUNCIL TAX:BAND TBC

### TENURE:LEASEHOLD

### DIRECTIONS

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## THW Estate Agents

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