



15 Rayrigg Rise

Bowness-on-Windermere, The Lake District,
LA23 3DR

Guide Price £650,000

15 Rayrigg Rise

Bowness-on-Windermere

15 Rayrigg rise is a unique detached house, individually built in the 1970s and cherished by the same family ever since. Occupying a prime position within the Lake District National Park, this spacious property offers a rare opportunity to acquire a home that has never before been offered to the open market. Whilst the property has been lovingly maintained throughout its ownership, it would now benefit from a programme of modernisation and renovation, presenting an exciting opportunity for buyers to create a superb family home tailored entirely to their own tastes and requirements. Homes with this combination of location, generous plot and untapped potential rarely become available. The accommodation is currently arranged as a spacious two-bedroom true house comprising a large sitting/dining room, kitchen, bathroom and a self-contained studio with separate access, kitchenette and shower room. Beneath the main living accommodation are two separate double garages, offering further scope for conversion into additional living space or bedrooms, subject to the necessary planning permissions. The property benefits from oil central heating and UPVC double glazing throughout. To the front is a private driveway providing parking for several vehicles, together with additional parking to the side for a further two or three cars. Mature gardens surround the property, featuring established borders, hedging, lawns, pathways and a variety of seating areas, creating a private and tranquil setting.

Rayrigg Rise is an private lane set above Rayrigg Road on the edge of the ever-popular village of Bowness-on-Windermere. Occupying a superb garden plot at the head of this peaceful cul-de-sac, the property enjoys a sunny aspect, beautifully private surroundings and an enviable setting. The vibrant heart of Bowness is just a leisurely stroll away, offering an excellent selection of independent boutiques, cafés, bars and acclaimed restaurants. The shores of Lake Windermere are also within easy reach, with superb boating facilities including Windermere Marina and the prestigious Royal Windermere Yacht Club, making this an exceptional location for those seeking the very best of Lake District living.



Accommodation

Steps rise from the driveway to the front entrance.

Porch

A recently installed UPVC entrance door opens into the porch with tiled flooring and ample space for coats and shoes.

Hallway

A spacious and welcoming hallway with two built-in storage cupboards with sliding doors, radiator and loft access.

Lounge/Dining Room

A generously proportioned reception room enjoying an abundance of natural light from dual aspect windows and sliding patio doors opening onto a balcony with glass balustrade overlooking the gardens. A log-burning stove set upon a slate hearth provides an attractive focal point. This impressive living space offers enormous potential for refurbishment and contemporary redesign.

Kitchen

Currently fitted with a range of wall and base units with laminate worktops incorporating an integrated dishwasher, fridge/freezer and electric oven with hob. The kitchen presents an excellent opportunity for replacement and reconfiguration to suit modern living.

Utility Area

Located off the kitchen with plumbing and space for a washing machine and tumble dryer, together with an external door leading to the rear garden.



Bedroom One

A spacious double bedroom enjoying dual aspect windows with an extensive range of fitted wardrobes and drawer storage.

Bedroom Two

A further generous double bedroom with dual aspect windows and built-in storage cupboards.

Bathroom

A well-proportioned bathroom fitted with a bath, separate shower cubicle, WC and pedestal wash hand basin. Also incorporating an airing cupboard, radiator and obscured glazed window.

Studio

A versatile self-contained studio with its own external entrance, Velux window, laminate flooring, kitchenette and separate shower room. Ideal for multi-generational living, guest accommodation, teenagers, or as an excellent home office or creative workspace.

Outside

15 Rayrigg Rise occupies an established and mature garden plot enclosed by boundary hedging, providing a high degree of privacy. The gardens comprise of lawned areas, planted borders, pathways and several seating areas, and a terrace area together with a greenhouse for keen gardeners. Beneath the property are two substantial double garages, each with electric doors. One garage benefits from an EV charging point, whilst the other incorporates a generous workshop area to the rear. Subject to the relevant planning permissions, these spaces offer excellent potential for conversion into additional accommodation, further enhancing the flexibility and future value of the property.

What3words

///snowy.dragon.chefs





Tenure

Freehold.

Services

All mains connected. Oil tank/boiler system.

Council Tax Band

F

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0



Floor 1

Approximate total area⁽¹⁾

2298 ft²
213.4 m²

Balconies and terraces

78 ft²
7.2 m²

Reduced headroom

57 ft²
5.3 m²

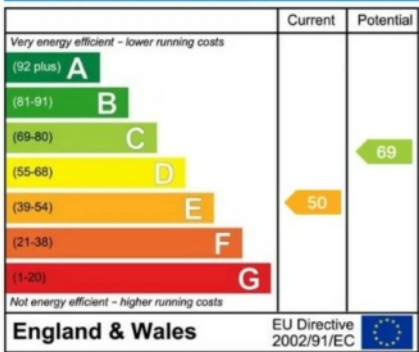
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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 are 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.