





Crag House

Winster, Windermere, Cumbria, LA23 3NS

Nestling in the ever popular Winster valley in nearly 3.75 acres, the former vicarage to Winster Church is ready for improvement, a real chance for someone to make it their own.

Crag House is a fabulous detached property ready for a new owner to restore it back to its former glory. With 6 bedrooms, 3 reception rooms and nearly 4000sqft what a blank canvas to work with!

Quick Overview

Detached Former Vicarage

3.75 Acres of Land

6 Bedrooms, 3 Reception Rooms

Now In Need Of Restoration



Welcome

Substantial does not adequately describe Crag House, with nearly 4000 Sq. Ft. of accommodation this once glorious house now needs an owner with vision to bring it into the 21st century. With it's fantastic location, nearly 3.75 acres of land including a 2 acre field to the rear, 6 bedrooms, 3 reception rooms, integral garage and timber stables, Crag House is set to be one of the 'Best Houses' again in the Winster Valley.

The formal gardens are somewhat overgrown now but the former grandeur is easy to see. Sadly Japanese Knotweed has taken root and a specialist company have been employed to create a 10 year eradication plan in 2021 and full details can be given upon request.

To the rear of the gardens is a timber stables block close to the 2 acre field perfect for those wishing to keep horses onsite.

Whilst there will always be opportunities for restoration projects in our area, the blend of location, land and a fantastic house with such character are a rare find.



Living Room

Entrance Hall Original wood flooring, inset shelves, radiator and understairs cupboard.

Living Room A dual aspect room with window seats to the bay window overlooking the side gardens and patio doors out to the front of the property. Open fire with wood surround and slate hearth. Built in cupboards with glazed doors and shelving.

Specifications

Living Room

19' 10" into bay x 14' 8"
(6.05m into bay x 4.47m)





Dining Room & Snug

Specifications

Dining Room
16' 9" x 13' 10" (5.11m x 4.22m)

Snug / Study
13' 0" x 11' 10" (3.96m x 3.61m)

Dining Room A dual aspect room with open fire with wood surround and tiled hearth. Radiator, wall lights and window seat.

Snug/Study A dual aspect room with open fire and built in shelving and cupboards.



Kitchen

Kitchen A dual aspect room with a good range of wall and base units, gas hob and Aga. Integrated appliances of Baumatic oven, dishwasher and fridge. Built in dresser with cupboards, shelves and drawers. Tiled flooring.

Butlers Pantry Full wall of built-in cupboards. Sink unit.

Pantry Shelving.

Inner Hall Door to outside.

Shower Room Part tiled walls, tiled floor, pedestal wash hand basin, WC and corner shower with Mira electric shower.

| Specifications |
|--|
| Kitchen 13' 9" x 13' 0" (4.19m x 3.96m) |
| Butlers Pantry 9' 6" x 7' 10" (2.9m x 2.39m) |
| Pantry 9' 7" x 4' 8" (2.92m x 1.42m) |





Bedrooms

Specifications

Bedroom One

20' 0" x 14' 9" (6.1m x 4.5m)

Bedroom Two

16' 10" x 13' 10" (5.13m x 4.22m)

Bedroom Three

13' 4" x 12' 10" (4.06m x 3.91m)

Bedroom Four

13' 9" x 10' 8" (4.19m x 3.25m)

Bedroom Five

12' 10" x 9' (3.91m x 2.74m)

Bedroom Six

11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom One A dual aspect room with window seat into bay window and overlooking the front garden. Fireplace with wooden surround and tiled hearth. Built in wooden bench.

Bedroom Two A dual aspect room with window seat and wall of built-in wardrobes. Pedestal wash hand basin and radiator.

Bedroom Three A dual aspect room overlooking the back garden. Corner fireplace with tiled hearth.

Bedroom Four Corner fireplace, built-in cupboard and radiator.

Bedroom Five Fireplace with tiled hearth and wood surround. Radiator.

Bedroom Six Overlooking the front garden. Fireplace with tiled hearth and built-in wardrobe with drawer under. Connecting door to Bedroom 2.

Bathroom Bath, pedestal wash hand basin, heated towel rail, shaver light and shaver point.

Shower Room Shower cubicle, pedestal wash hand basin and WC. Tiled floor and part tiled walls.

Rear Hall Built-in shelving. Radiator.

Airing Cupboard Built-in cupboards and hot water tank.





Outside

| Specifications |
|---|
| Timber Garage 17' 7" x 8' 7" (5.36m x 2.62m) |
| Stable 12' 3" x 10' 3" (3.73m x 3.12m) |
| Tack Room 12' 3" x 9' 1" (3.73m x 2.77m) |
| Carport 20' 9" x 19' 7" (6.32m x 5.97m) |
| Boiler House/Coal Store 8' 11" x 7' 4" (2.72m x 2.24m) |
| Garage 16' 3" x 13' 5" (4.95m x 4.09m) |
| Workshop 9' 2" x 6' 11" (2.79m x 2.11m) |

To the front of the property is a private driveway, large timber garage and parking for several cars, carport with coal stores and front lawn with octagonal summer house and pedestrian access down to Winster village. To the side of the property there are more garden and seating areas and a stream along with timber stables and a tack room and a 2 acre grazing/pasture field (not suitable for development).

Carport with concrete coal stores to the side.

Boiler House/Coal Store Trianco oil boiler. Tiled floor.

Garage Double opening doors and single door.

Workshop Wooden workbench.

Important Information

Services:
Private water and drainage and mains electricity. Oil fired central heating to radiators. Solar panels.

Council Tax:
South Lakeland District Council - Band G.
Tenure:

Freehold. Vacant possession upon completion.

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





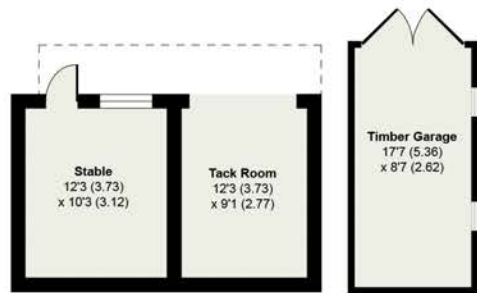
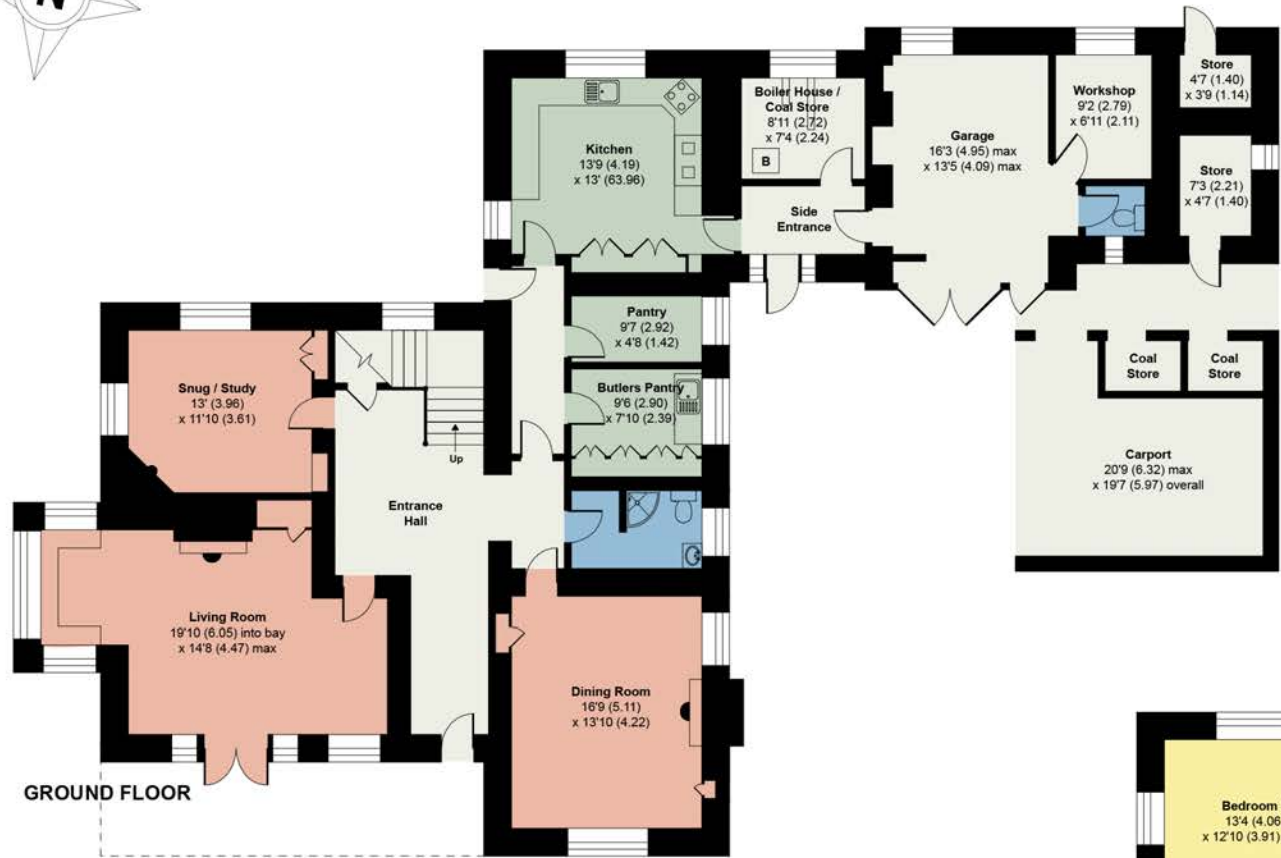
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Approximate Area = 4105 sq ft / 381.3 sq m (includes garages)

Outbuildings = 637 sq ft / 59 sq m

Total = 4742 sq ft / 440.5 sq m

For identification only - Not to scale



STABLES



FIRST FLOOR



Directions

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Proceed out of Bowness village centre towards Winster on the A5074 then entering Winster, carry along the road turning left immediately after the Brown Horse Inn and the property is the second property on your left. A delightful setting approximately 2 miles to the South East of Bowness and Lake Windermere.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 769208

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Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

Ellerthwaite Square, Windermere, Cumbria, LA23 1DU

windermersales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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