



13 Priory Cottages Rayrigg Road, Windermere
£328,000



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Windermere

This lovely single-storey end- terrace cottage, named in honour of the resident tawny owls nesting on the estate, is set in an elevated position within the private Priory Manor Estate, and is within walking distance of Windermere town. Its west facing position enjoys unrestricted views across the lake towards the distant fells from Conistown Old Man to the Langdale range, and captures the sun through to sundown. It is perfectly placed for ease of access to explore this magical part of the National Park.

The well presented accommodation briefly comprises an open plan sitting room and kitchen, two bedrooms and a family bathroom. Benefiting from double glazing and allocated parking for two vehicles

The property benefits from spectacular year-round panoramas and colours viewed from the west-facing principal rooms and the private terrace. There are garden shrubs, native wild daffodils and bluebells from late Spring, rhododendrons in early summer onto the magnificent Autumnal leaf fall from the mature oaks, chestnut, beech interspersed by firs within the private estate grounds and neighbouring woodland all within the Lake District National Park

GROUND FLOOR

OPENPLAN KITCHEN

18' 11" x 14' 5" (5.76m x 4.4m)

Both max. Double glazed door, Double glazed window, wall mounted electric fire, built in cupboard, loft access, wood flooring, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor/filter over, integrated appliances including dishwasher, fridge freezer, washer dryer, recessed spotlights, panelled splashback, tiled flooring, underfloor heating.

BEDROOM

10' 12" x 7' 12" (3.35m x 2.43m)

Both max. Double glazed window, electric heater.

BEDROOM

8' 10" x 8' 6" (2.68m x 2.6m)

Both max. Double glazed window, electric heater.

BATHROOM

6' 6" x 6' 2" (1.97m x 1.89m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubical with electric shower, extractor fan, recessed spotlights, fully tiled walls and flooring.





OUTSIDE

The substantial manicured gardens include a variety of established trees, shrubs and flowers amidst pathways and lawns with breath taking views across Windermere Lake. There is direct lake access, a jointly owned jetty and field offering year round interest and colour including mature and established specimens of mostly native trees and shrubs and is home to a variety of wildlife.

ALLOCATED PARKING

Allocated parking for two vehicles

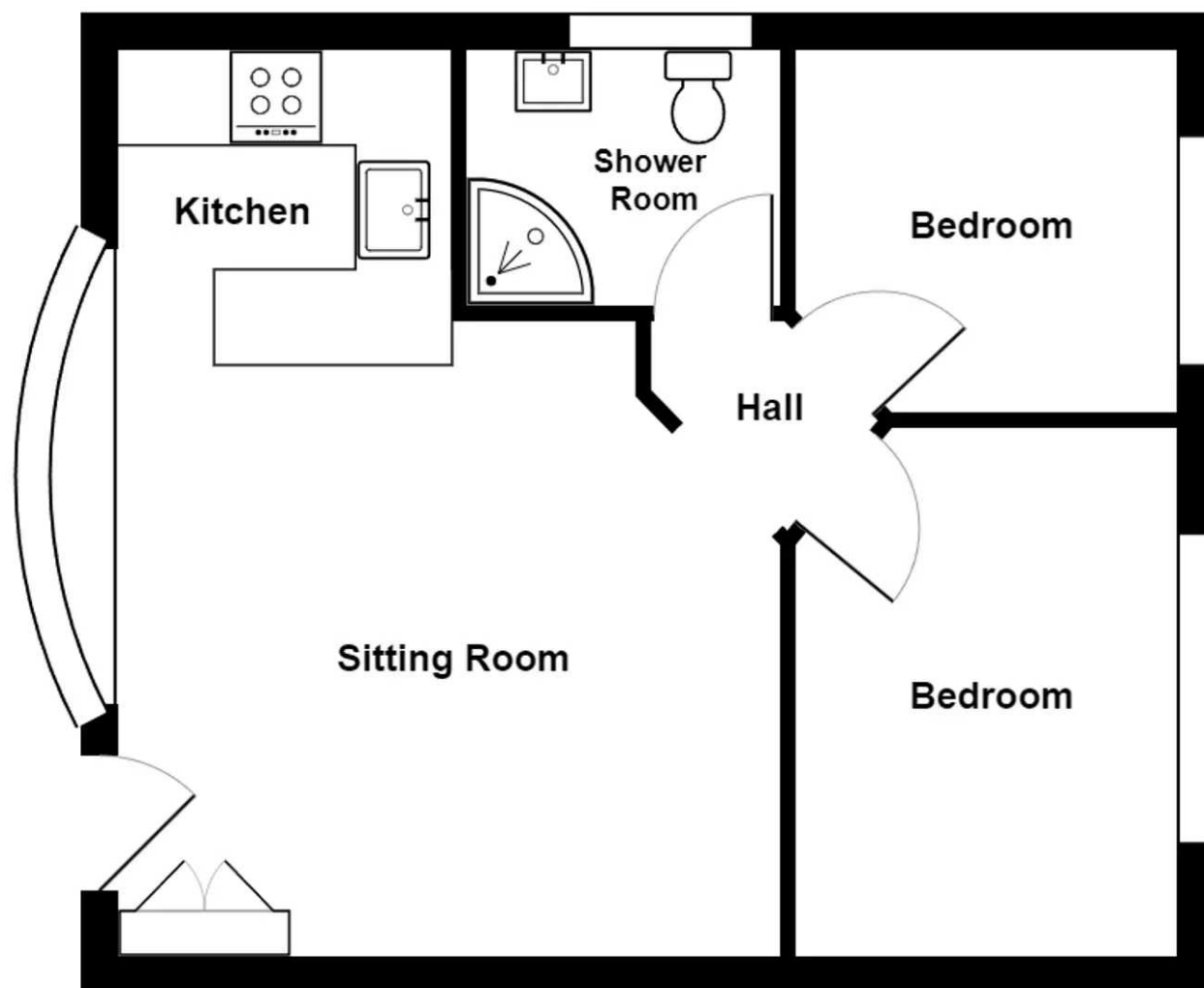
EPC RATING D

SERVICES

Mains electric, mains water, mains drainage.

TENURE: LEASEHOLD





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Total Area: 39.0 m² ... 419 ft²

For illustrative purposes only - not to scale.

The position and size of features are approximate only.

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