



2 Merewood Lodge Ecclerigg, Windermere
£600,000 Leasehold



2 Merewood Lodge Ecclerigg

Windermere

A beautifully presented successful holiday let residence situated within this exclusive development midway between Windermere and Ambleside and being convenient for the Lake District amenities including shops, cafes, restaurants and bars. The location offers easy access to the rest of the Lake District including road links to the M6 together with the rail and bus services.

The well proportioned property comprises entrance hall, bedroom with fitted furniture and en suite, two further double bedrooms and bathroom to the ground floor with the first floor providing a wonderful open plan sitting dining room with balcony, fitted kitchen, study with loft access and cloakroom. Benefitting from double-glazing, hard-wired audio/visual system and gas central heating.

Outside offers a private south facing garden with summer house enjoying fine views towards Lake Windermere and the fells. A communal garden is also available with well maintained lawns and borders and there is private parking for 3 vehicles.

Currently operating as a successful holiday let with all contents included.

GROUND FLOOR

BEDROOM

16' 9" x 15' 1" (5.1m x 4.59m)

Both max. Double glazed window, radiator, fitted wardrobe, recessed spotlights.

EN-SUITE

9' 7" x 5' 9" (2.92m x 1.76m)

Both max. Heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with electric shower fitment, extractor fan, fully tiled walls and flooring, recessed spotlights.

BEDROOM

11' 4" x 11' 3" (3.45m x 3.42m)

Both max. Double glazed window, radiator, recessed spotlights.

BEDROOM

11' 4" x 10' 10" (3.45m x 3.3m)

Both max. Double glazed window, radiator, recessed spotlights.

BATHROOM

9' 3" x 8' 8" (2.82m x 2.64m)

Both max. Heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity and bath with mixer shower, extractor fan, fully tiled walls and flooring, recessed spotlights.

HALLWAY

17' 9" x 10' 3" (5.42m x 3.12m)

Both max. Double glazed door, radiator, built in cupboard, understairs storage.





FIRST FLOOR

SITTING ROOM

27' 0" x 16' 0" (8.24m x 4.88m)

Both max. Double glazed door to balcony, four double glazed windows, three radiators, recessed spotlights.

KITCHEN

15' 1" x 11' 7" (4.59m x 3.52m)

Both max. Single glazed door, two double glazed windows, two single glazed windows, radiator, good range of base and wall units, stainless steel sink, two built in ovens, gas hob with extractor/filter over, integrated appliances including fridge freezer and washer dryer, tiled splashback, gas combination boiler, recessed spotlights, wood flooring.

STUDY

8' 11" x 6' 8" (2.72m x 2.03m)

Both max. Double glazed roof window, radiator. Access to loft with potential for conversion (subject to any planning/building regulations approval).

CLOAKROOM

5' 5" x 5' 1" (1.65m x 1.55m)

Both max. Radiator, W.C wash hand basin to vanity, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

LANDING

9' 11" x 4' 9" (3.01m x 1.46m)

Both max. Radiator, recessed spotlights.





OUTSIDE

To the rear of the property is an enclosed private garden with stocked borders, gravelled areas and a sun house. There is also access to communal gardens with a well kept lawn and established hedges.

OFF ROAD

Driveway parking for three vehicles.

EPC RATING: C

SERVICES

Mains electric, mains gas, mains water, non mains drainage.

COUNCIL TAX: BAND G

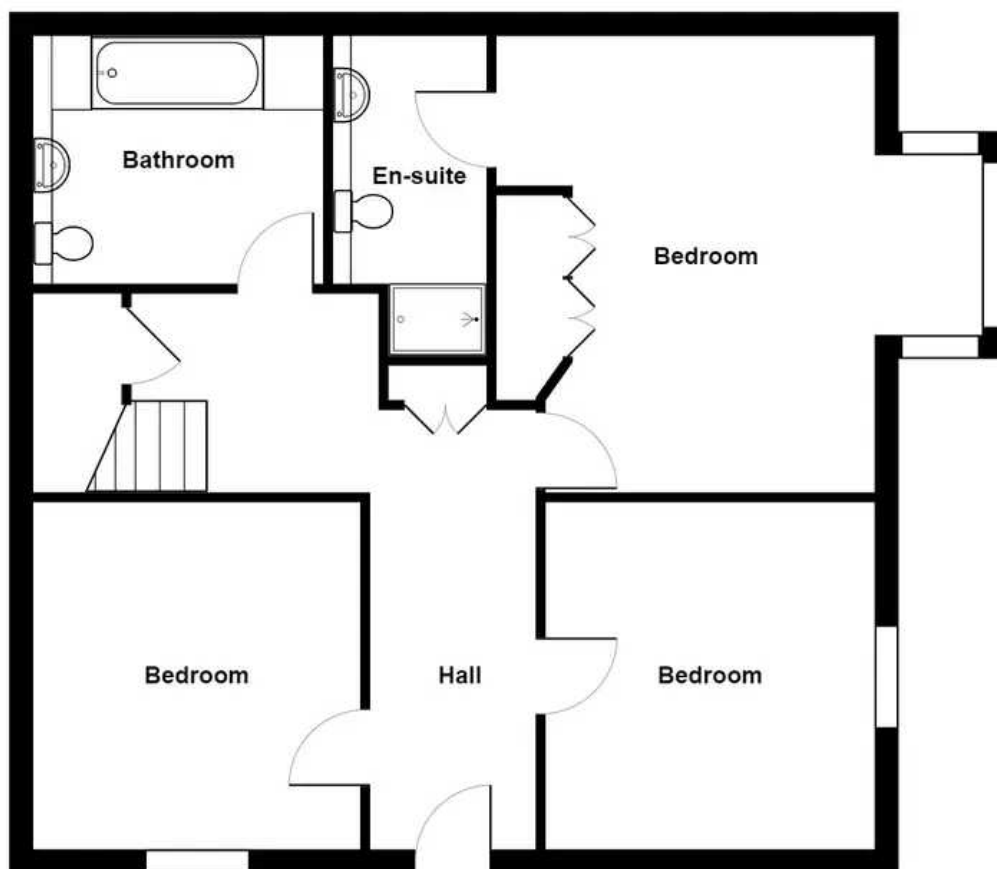
TENURE: LEASEHOLD

DIRECTIONS

Travelling from Windermere along the A591 towards Ambleside and continue straight on at the roundabout and pass through Troutbeck Bridge. Continue along the A591 and take the right hand turn on to Mirk Lane just before the turning for Brockhole Visitors Centre. Continue up the lane and through the gate with parking for Merewood Lodge on the left. Alternatively proceed up the driveway to the Merewood Hotel bearing right where there is gated private parking.

WHAT3WORDS: suiting.maddening.fidgeting.





Ground Floor



First Floor

2 Merewood Lodge, Ecclerigg

Total Area: 138.0 m² ... 1485 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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