

## Windermere

**£665,000**

7 Chapel Ridding, Patterdale Road, Windermere, Cumbria, LA23 1NL

A spacious first floor apartment blending together an elevated location, fantastic Lake views together with nearby Lake access.

This superior well appointed property successfully combines traditional character with modern day luxuries of a high standard with a fabulous spacious Lounge with panoramic views of Lake Windermere.

### Quick Overview

- 3 Bedroomed apartment
- 2 reception rooms and 2 bathrooms (1 en-suite)
- Peaceful location
- Communal gardens
- Panoramic views of Lake Windermere and the fells beyond
- Close to amenities and transport
- In good decorative order
- Ideal permanent residence or 2nd home
- Garage and parking
- Fibre Broadband Speed of 26MBPS



3



2



2



C



Fibre  
Broadband



Garage and  
Parking

Property Reference: W6033



Living Room



Kitchen



Dining Room



Bedroom 1

**Description:** Chapel Ridding was converted in 1999 from a magnificent Victorian Lakeland residence to provide eight individual homes of character by New Brunswick Properties Plc. The driveway leading to the property has a nice approach, No.7 is a large apartment with shared entrance with No.8 and a South-West facing balcony from which to enjoy the beautiful panorama. The accommodation comprises of entrance hall, light and airy lounge with splendid views of Lake Windermere and the fells beyond, feature gas fire with marble surround and hearth and patio doors to balcony, dining room which is dual aspect, (and could possibly double up as a 4th bedroom) kitchen with integrated appliances of Neff electric oven and gas hob with extractor over, built in Bosch dishwasher and fridge and freezer, wine rack and again having views of the lake and fells. Also on this floor are 2 bedrooms both having built in wardrobes, bedroom 1 has an en-suite, and also has fantastic views and the en-suite comprises of WC, built in washbasin and vanity unit and shower. A small flight of stairs lead to bedroom 3, again having built in wardrobes and house bathroom with WC, washbasin and vanity unit and bath with shower over.

The property benefits from some shared lake frontage with the other residents of Chapel Ridding, which is situated less than a mile away.

**Location:** Chapel Ridding is perched on a hillside overlooking Lake Windermere and is the perfect location from which to discover Lakeland's interesting landscape with many walks nearby.

From Windermere, proceed towards Ambleside on the A591 to the roundabout at Cooks Corner. Turn right signposted A592 Kirkstone Pass and after approximately 1/3 mile, turn right. The entrance to Chapel Ridding is 50 yards on the left. The location is most convenient having easy access to the A591 which leads to the Motorway network and within 5 minutes of the shops and amenities of Windermere village.

The Lake Frontage at Hodge Howe which is less than 1 mile away can be accessed from Windermere by turning left after the roundabout at Cooks Corner, following the lane down to a gate. Or from Chapel Ridding taking the right turning at the roundabout towards to Ambleside, then immediately left and again following down to the gate.

For beach access turn right at the gate and follow the path. For the purpose of launching a boat, go straight across at the gate using the combination padlock.

**Accommodation (with approximate measurements):**

**Entrance Hall**

**Living Room** 19' 5" plus bay x 17' 8" (5.92m x 5.38m)

**Kitchen** 17' 8" max x 10' 2" max (5.38m x 3.1m)

**Dining Room** 14' 10" x 10' 0" max (4.52m x 3.05m)

**Bedroom 1 plus Ensuite** 19' 4" x 10' 7" (5.89m x 3.23m)

**Bedroom 2** 15' 10" x 9' 3" (4.83m x 2.82m)

A small staircase from the entrance hall leads to:

**Landing area**

**Bedroom 3** 13' 9" x 12' 6" (4.19m x 3.81m)

**Bathroom**

**Property Information:**

**Outside** Communal gardens and allocated parking for 1 car and a garage. There is also further parking in front of the garage.

**Garage** 21' 3" x 18' 0" (6.48m x 5.49m)

**Services:** Mains gas, water and electricity. Gas fired central heating and double glazed windows.

**Tenure:** Long leasehold for the residue of a 999 year lease which commenced 1999. An Annual Service Charge is levied (region £4,678 pa for 2023) which covers maintenance of the building, communal gardening, external window cleaning, lighting/maintenance of the communal areas, building insurance, CCTV cameras. Each Chapel Ridding owner has a share in the Management Company who own the Freehold. There is also a management company for Hodge Howe (Lake Frontage), which we believe is co owned with three other parties who have cottages there - the management charge re Hodge Howe is £100 pa.

**Council Tax:** Westmorland and Furness Council - Band G.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

**What3Words:** //measures.autumn.visa

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 11th January 2023 - not verified.



Bedroom 2



Bedroom 3



Entrance Hall



Living Room



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: W6033

A thought from the owners... We had many happy years at Chapel Ridding, in all seasons, on our own and with friends and family. We have enjoyed every kind of walking (and none) together with ready access to so many lovely small towns and villages, and their wide variety of excellent pubs and restaurants.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/01/2024.

Request a Viewing Online or Call 015394 44461