



Orrest Howe



Orrest Howe

Elleray, Windermere, LA23 1AW

Discover this exceptional five-bedroom detached house located in the convenient yet tranquil area of Elleray, Windermere. Nestled in the heart of the Lake District, built approximately 100 years ago, this property offers a unique blend of modern luxury and timeless charm, making it the perfect family home or idyllic retreat.

Quick Overview	
5 bedrooms	detached house
4 bathrooms (3 en-suite)	
2 reception rooms	
Open plan living space including kitchen, dining area and TV lounge	
Double garage	
Quiet yet convenient location	
Twenty minute walk to the top of Orrest Head and a 5 minute walk to Windermere village and station	
Large well maintained garden	
Ideal family home or holiday home	

01

&

*Superfast fibre broadband available



Location

Close to the centre of Windermere Village and within easy access to the train station, Orrest Howe is situated on the route to the picturesque viewpoint of Orrest Head (about 20 minutes walk from the house and famous for its spectacular views). Opposite the Natwest Bank, just off the A591, follow the signs for Orrest Head and Orrest Howe is located approximately 300 yards on the left hand side.



Welcome

Welcome to a stunning five bedroom detached home in the heart of Windermere, offering a unique blend of convenience and tranquillity.

04 |



Heart of the Home

Specifications

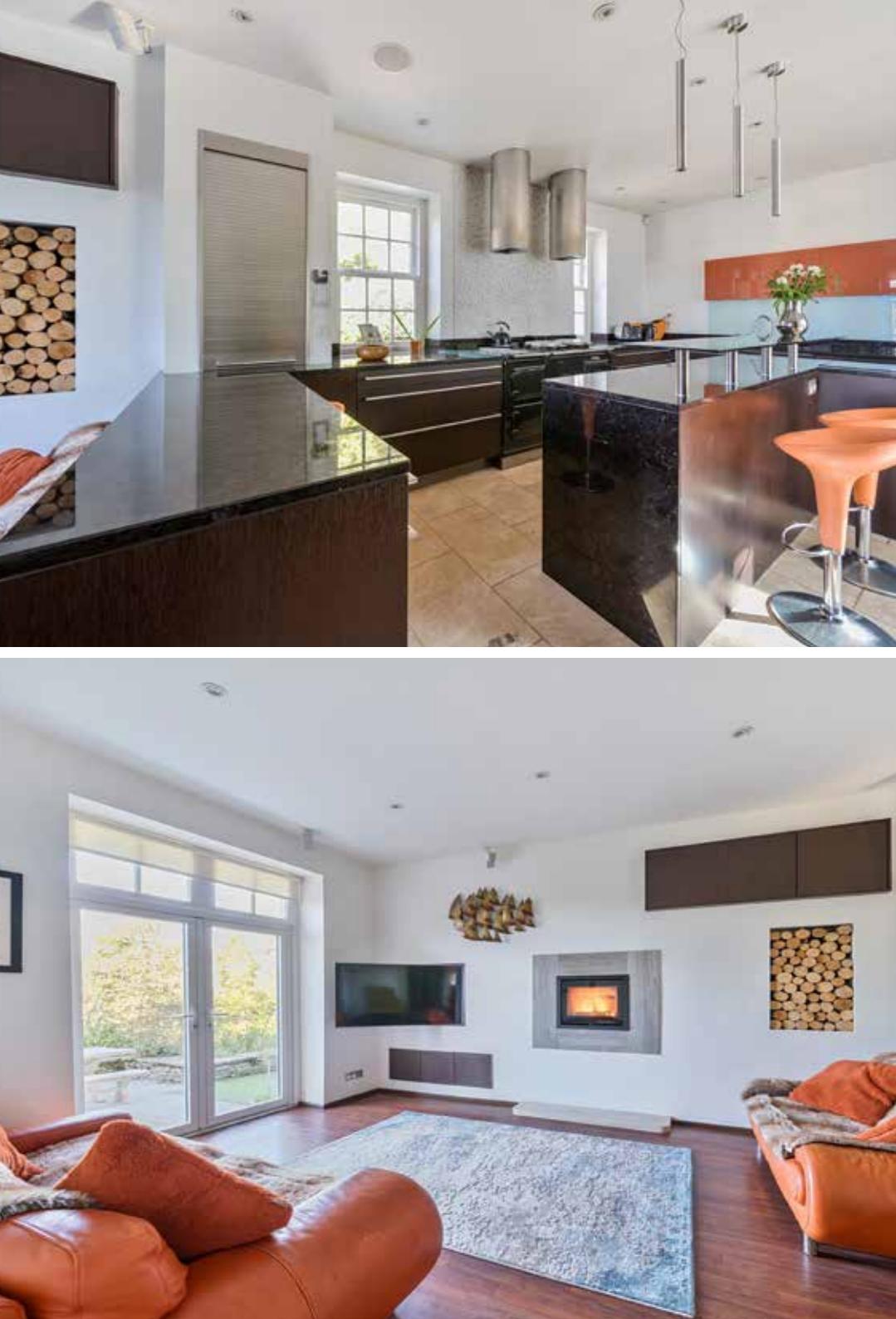
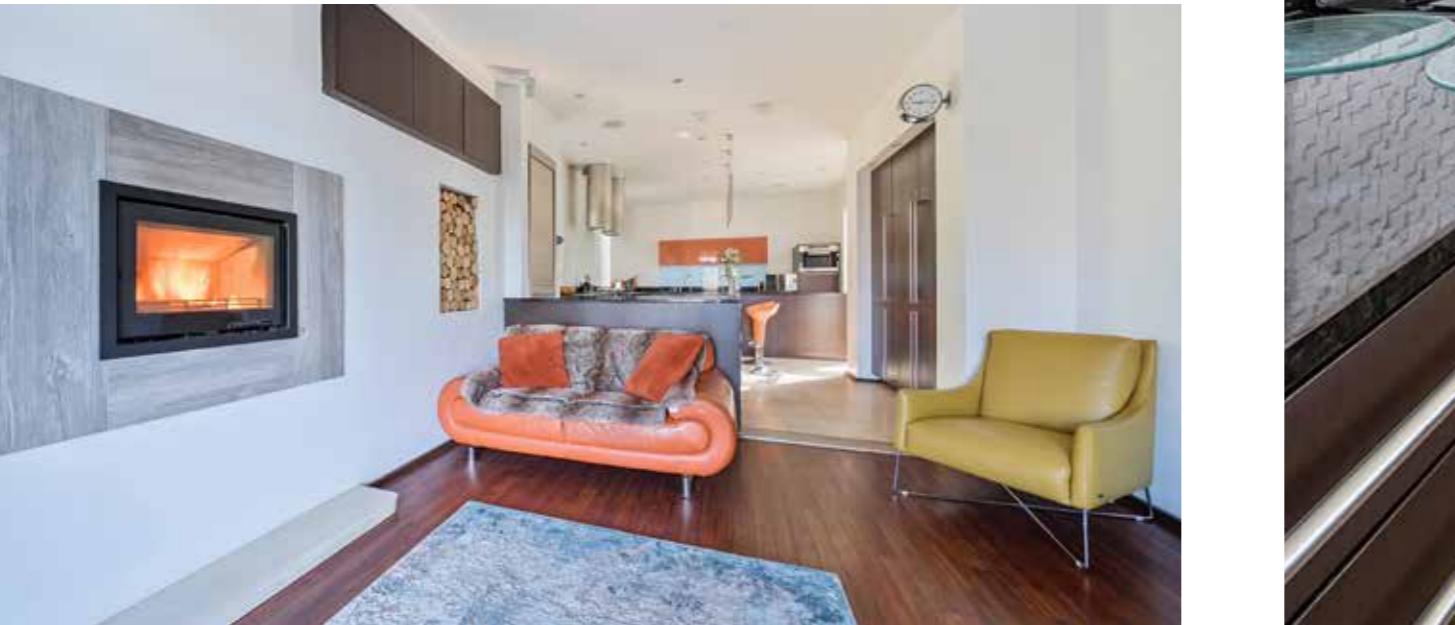
Dining Kitchen, Informal Dining Area & TV Lounge

33' 5" x 12' 0" max
(10.19m x 3.66m)

Dining Area
21' 5" x 10' 2"
(6.53m x 3.1m)

The heart of the home and truly a fantastic asset to this property is undoubtedly the expansive open plan kitchen/living space. The kitchen is fitted with Poggenpohl units with ample storage and a breakfast bar (ensuring all your practical needs are met without compromising on style). There are top-of-the-range fitted appliances which include a Miele tall freezer, a Miele tall fridge freezer, undercounter fridge, a Gaggenau tall wine fridge, a dishwasher, a Miele oven/microwave and a Miele ceramic hob. There is also a four oven gas Aga with two large electronically operated extractor systems.

On this floor you will also find a separate utility room with an adjoining WC and pedestal washbasin. The dining area has a six seater glass dining table with six ghost chairs and a Natuzzi leather sofa. The TV lounge has an inset log burner and French doors that open up to the expansive terrace area.



Relax & Entertain

Specifications

Sitting Room
16' 8" into bay x 15' 10"
(5.08m x 4.83m)

Dining Room
18' 5" x 14' 4"
(5.61m x 4.37m)

From the hallway the ground floor boasts two generous reception rooms, each offering stunning views of the meticulously landscaped gardens and the Lakeland fells beyond. The dining room is dual aspect, giving plenty of light and boasts a large table seating 12 people and is perfect for entertaining guests. The sitting room benefits from a real open fire with ornate patterned surround and granite hearth ideal for enjoying cosy family evenings.

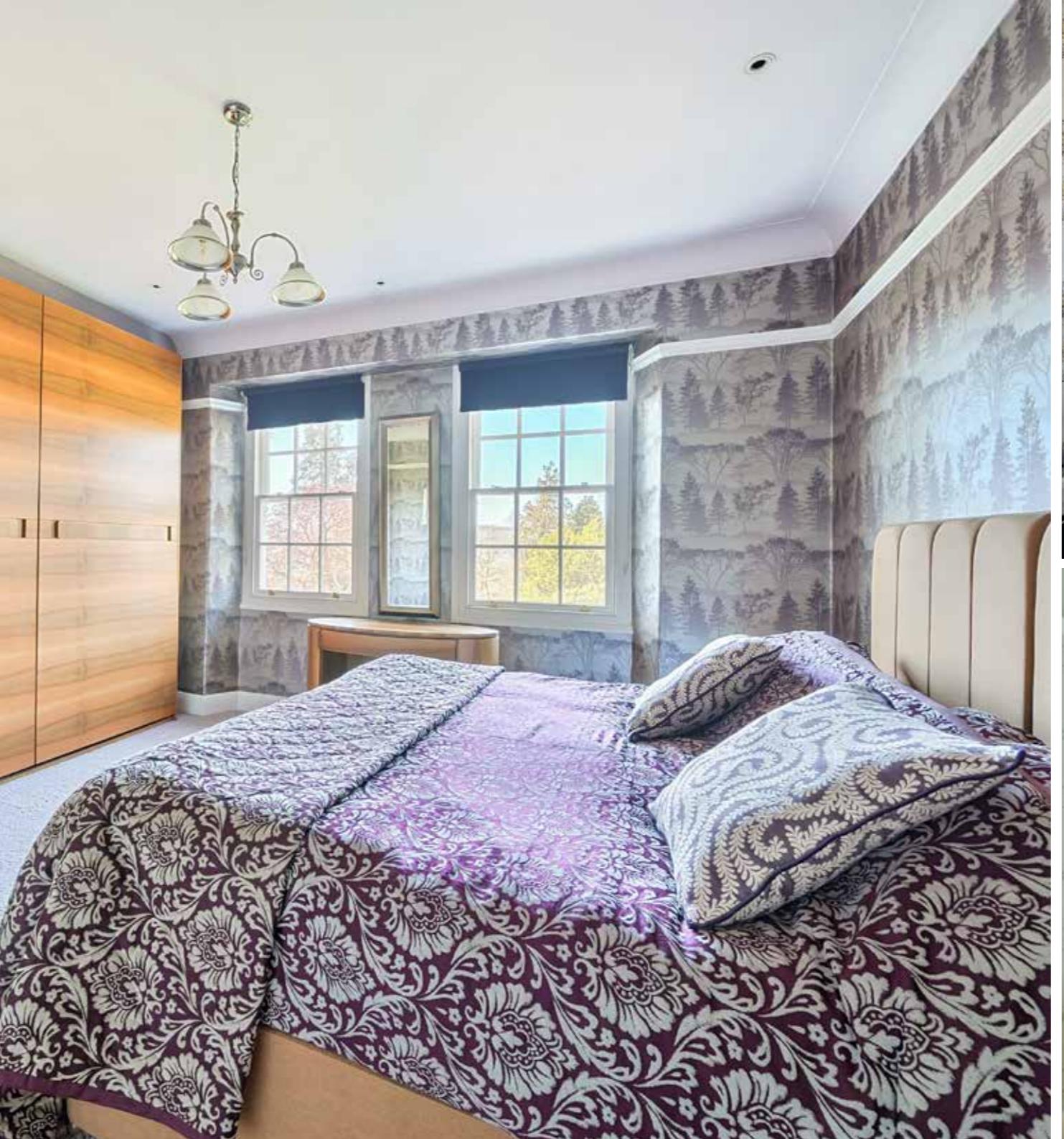
08 |



Upstairs...

Upstairs, the master bedroom is a sanctuary of comfort, with a large fitted Italian wardrobe, matching dressing table and beside tables. Wake up to views of the Lakeland fells and in Autumn and Winter to glimpses of the lake. There is a luxurious en-suite bathroom comprising of WC, inset washbasin, bath with hand held shower and separate walk in water fall shower. Four additional double bedrooms, with bedrooms 2 & 3 both having en-suite shower rooms with WC, washbasin and shower and offer plenty of space for family and guests, each thoughtfully designed to maximise comfort and style. A well-appointed family bathroom comprising of Jacuzzi bath with shower over, WC and washbasin can also be found on this floor.

Specifications	
Bedroom 1	14' 6" max x 14' 1" max (4.42m x 4.29m)
Bedroom 2	16' 9" into bay x 9' 10" (5.11m x 3m)
Bedroom 3	17' 0" x 9' 3" (5.18m x 2.82m)
Bedroom 4	13' 0" max x 10' 9" max (3.96m x 3.28m)
Bedroom 5	11' 0" x 10' 6" (3.35m x 3.2m)



Outside

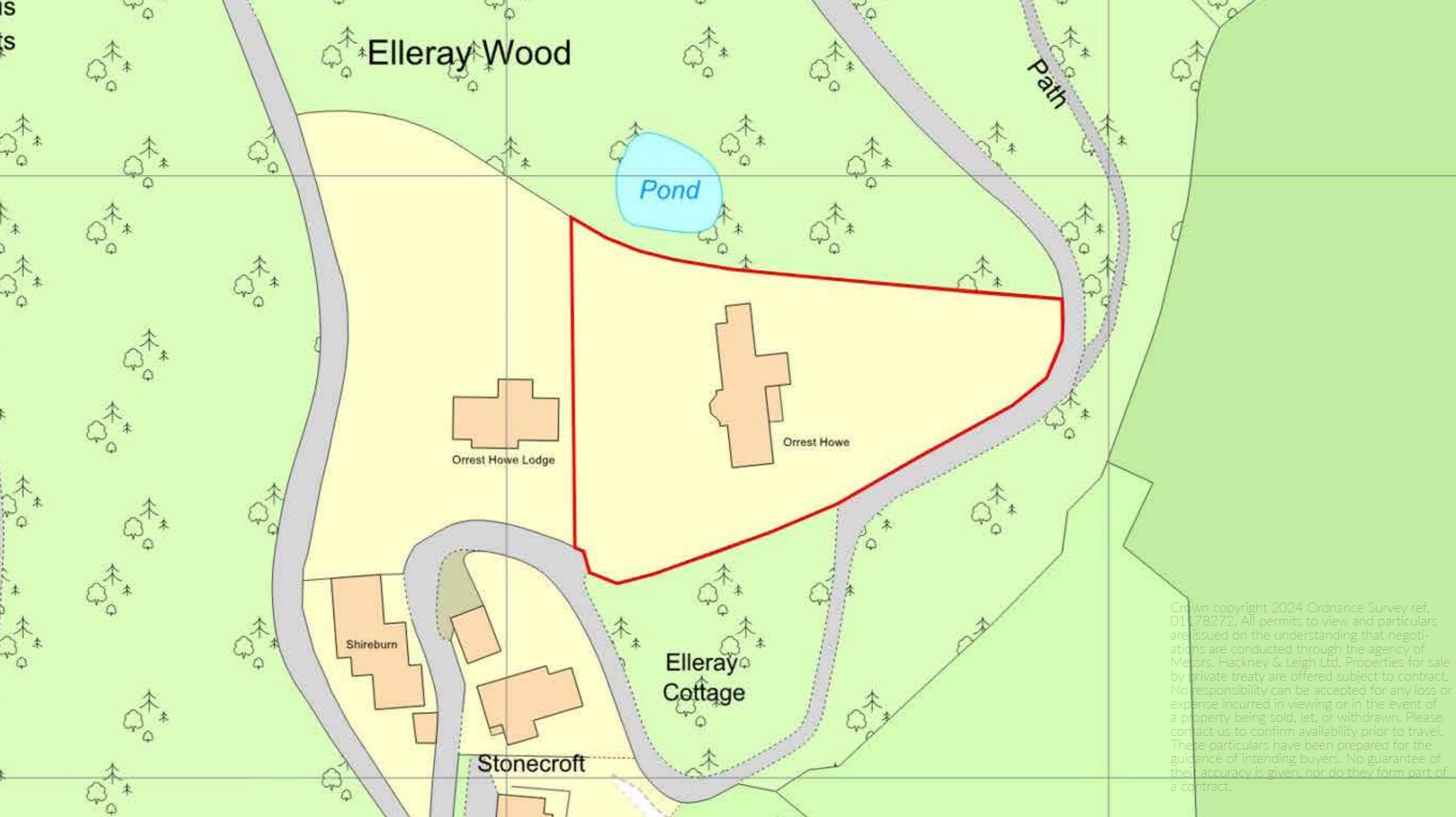
Specifications

Double Garage
19' 8" x 17' 9"
(5.99m x 5.41m)

The exterior of the property is equally impressive, featuring a terrace running along the full width of the house with beautiful Lakeland stone steps leading down to the front garden. This area is ideal for alfresco dining with sunlight from midday to late evening. The beautifully maintained gardens provide a serene backdrop, offering a oasis where you can unwind and enjoy the views of the tranquil surroundings. There is a double garage with electric doors and ample off road parking. There are two driveways , one to the front and one to the rear of the property. There are also three handy storage sheds.

Located just a short stroll from Windermere village, this property offers the perfect balance of rural tranquillity and convenient access to local amenities. Don't miss the opportunity to make this dream home your reality.





Important Information

Services:

Mains gas, water, drainage and electricity. Gas fired central heating.

Business Rates:

Rateable value of £5,500 with the amount payable of £2,695 for 2023/24. Small business relief may apply depending on circumstances.

Tenure:

Freehold. Vacant possession upon completion.

What3Words:

//frogs.affair.operating

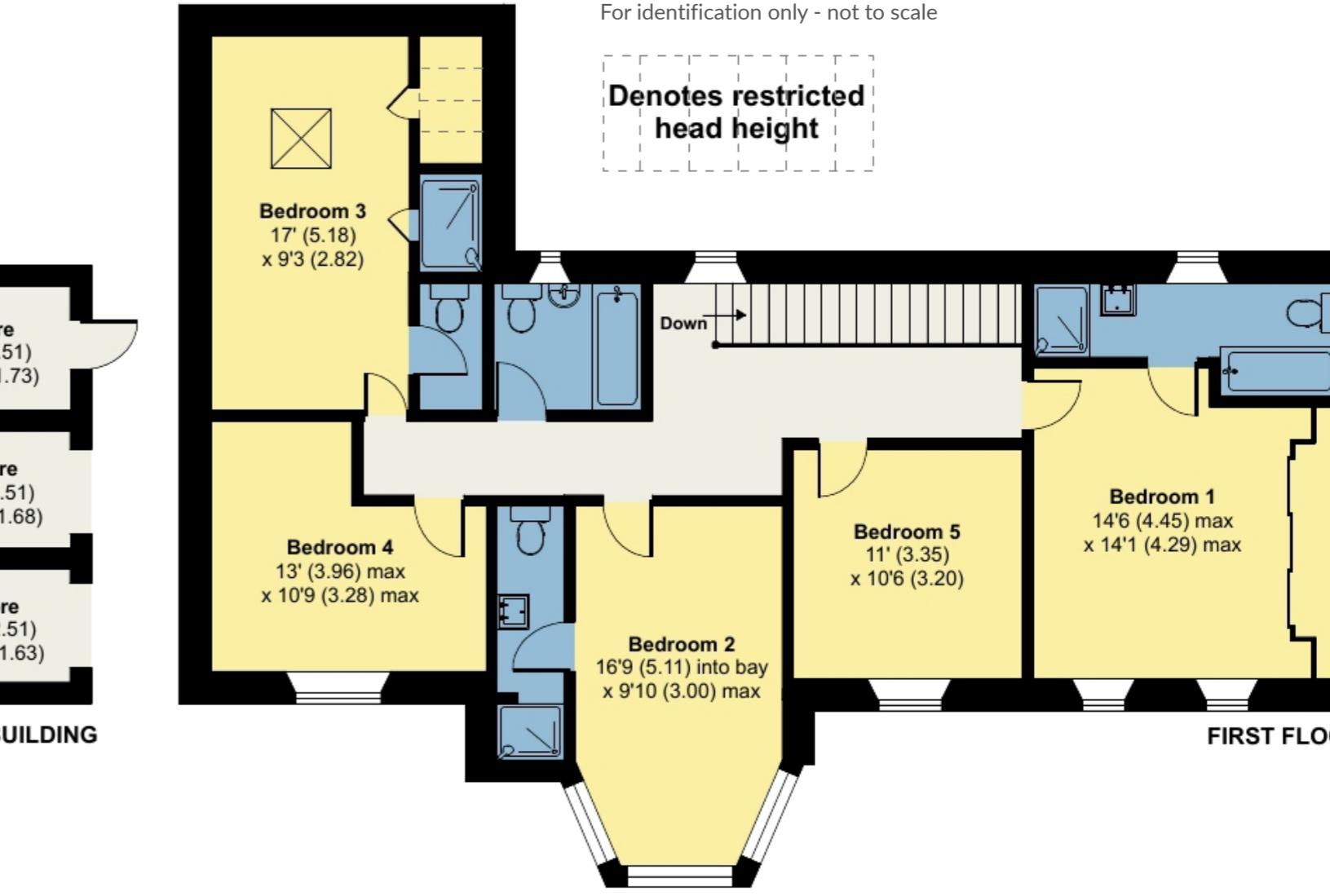
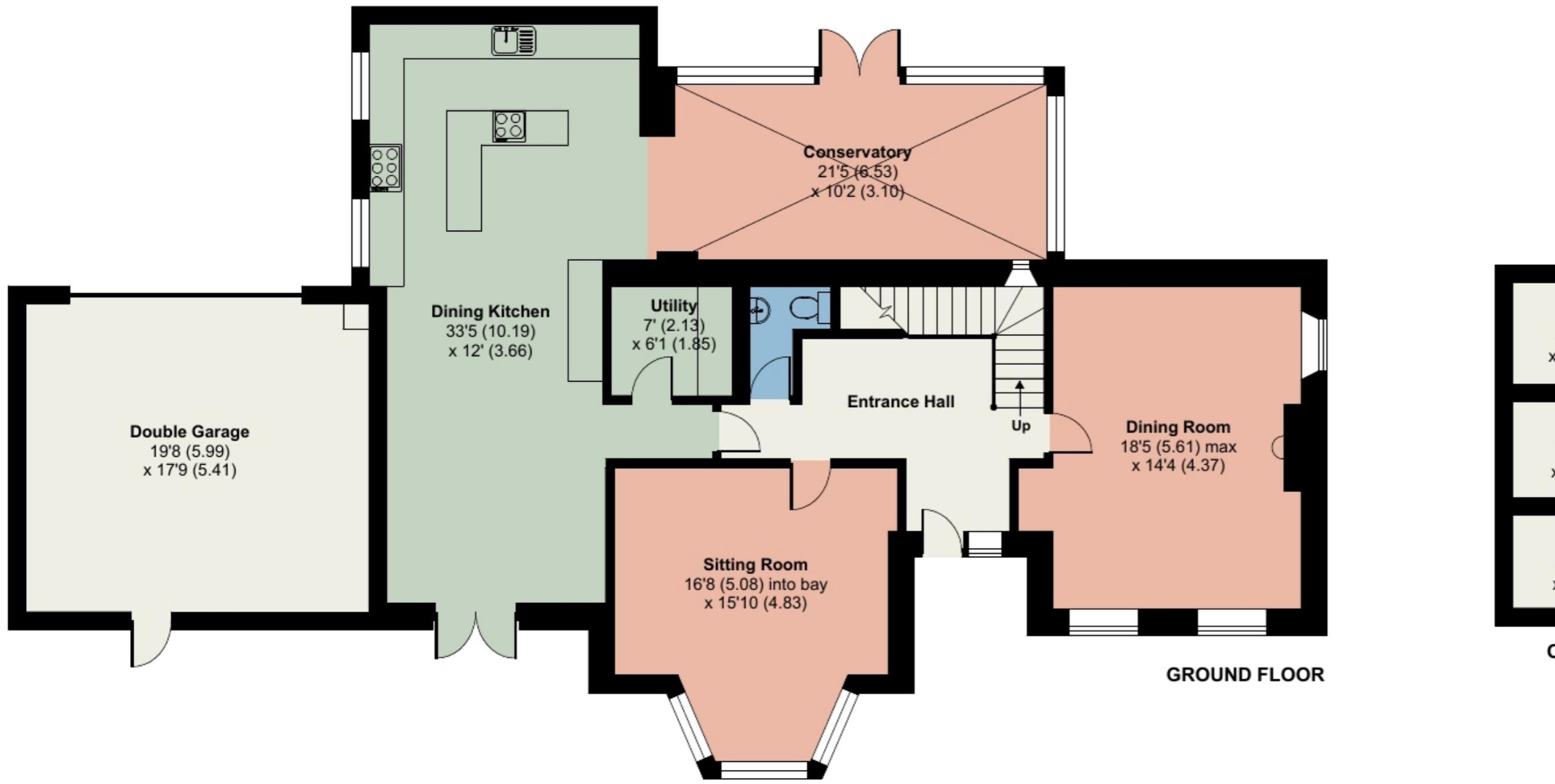
Energy Performance Certificate:

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

Notes:

*Checked on <https://www.openreach.com/> 29th July 2024 - not verified.

Floorplan



Orrest Howe, Elleray, Windermere, LA2 3

Approximate Area = 2758 sq ft / 256.2 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 353 sq ft / 32.7 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 3284 sq ft / 305.1 sq m



HACKNEY
& LEIGH

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

windermeresales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

Caring about you and your property