





Rayriggs

Cornbirthwaite Road, Windermere, Cumbria LA23 1DJ

Wow! A beautifully presented and extended family home nestled in a highly regarded residential area of Windermere, this exceptional property offers the perfect blend of privacy and convenience. Set on a large level garden plot, the expansive gardens are a true highlight, featuring vegetable plots, vibrant flower beds, and ample lawn space for hosting summer gatherings.

Rayriggs is an ideal house for any family buyer offering 4 reception rooms, 5 bedrooms and 4 bathrooms, a large garden backing onto woodland and the added benefit of a fabulous summer house! Additional features of this remarkable home include a dedicated home office, a utility room for added convenience, a garage and ample driveway parking with double car ports, providing plenty of space for vehicles and storage. An amazing size plot with dimensions being: 25 x 72m: 1800m²: c0.5 acre.

Located in the heart of Windermere, this home is just a short distance from local amenities, schools, and transport links.

Quick Overview

- 5 Bedroomed detached home
- 4 Reception rooms & 4 bathrooms
- Superb location
- Immaculate well maintained gardens
- Within walking distance of Windermere village
- Beautifully presented
- Fantastic summer house
- Perfect family home
- Garage, double car port & driveway parking
- *FTTC Superfast broadband available up to 40-61Mbps





Location

Rayriggs is located towards the end of a Cornbirthwaite Road, a private road approximately 0.25 miles from Windermere village. The perfect location, set back from the main village thoroughfare but within a few minutes walk of all the amenities.

From Windermere Village head towards Bowness and taking the right hand turning after Lakeland Gardens sign posted 'Cornbirthwaite Road'. Continue along the private road and Rayriggs can be found a short way on your left.

Welcome

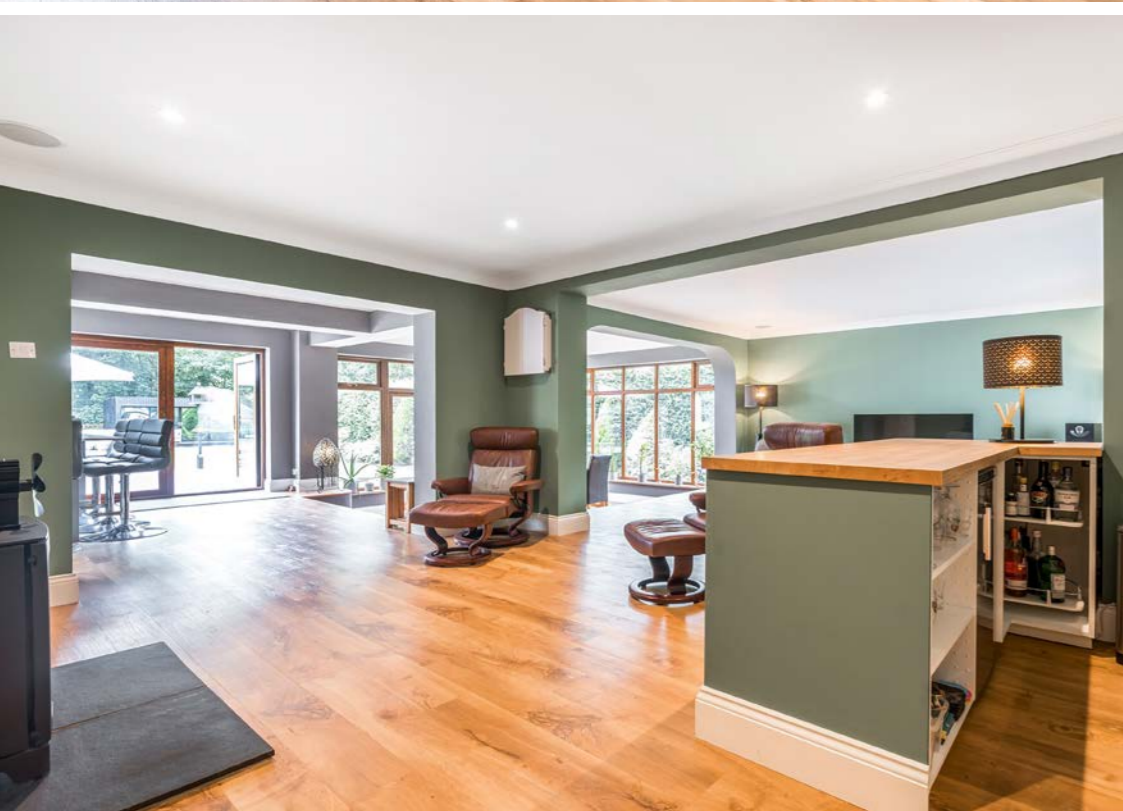
To describe this as a 5 bedroomed detached house simply does not do this property the justice it deserves. The current owners have extended and modernised the property and the result is magnificent! Fantastic fixtures and fittings including; double glazed windows and doors, underfloor heating, surround sound, modern fitted dining kitchen and beautifully maintained gardens with summer house.

Arriving at Rayriggs you are greeted by electric gates, a large driveway with double car ports and the front elevation of this glorious detached home. The brilliant first impression just gives you a little taste for what is inside and to the rear!

Thought from the owner:

“Our best home yet for 3 reasons: privacy afforded by the private road, only a short walk into both Windermere and Bowness & our fantastic neighbours”





The Ground Floor

Specifications

Lounge

15' 9" into bay x 13' 2" max
(4.8m x 4.01m)

Family Room

25' 5" max x 15' 3" max
(7.75m x 4.65m)

Open Plan Dining Kitchen

35' max x 11' 9" (10.67m x 3.58m)

Office

9' 11" x 8' 9" (3.02m x 2.67m)

Utility

12' 5" x 9' 9" (3.78m x 2.97m)



On entering the property you are met with a modern entrance hall with a very comfortable lounge to the right with large bay window and a large open fireplace, perfect for those cosy evenings. To the left of the entrance you have an excellent space for a home office/study with fitted wall and base units housing Worcester boiler and electric meters, plus a pleasant outlook to the adjacent field.

Making your way down the entrance hall you are greeted with a fabulous family living room with a wood burning stove, a modern open plan dining area and kitchen overlooking the rear garden. Designed as an excellent open space on two levels with surrounding windows and French doors for rear access. The beautifully fitted kitchen includes high quality wall and base units, built in dishwasher, fridges and freezers, twin electric NEFF ovens and induction hob, finishing off with a stunning marbled breakfast bar. The ground floor is complete with a useful utility space with built in wall and base units, plumbing for washing/drying machines, built in SANYO microwave and access to outside and the downstairs shower room comprising of WC, washbasin and shower.





The First Floor



Specifications

Bedroom 1

25' 5" max x 15' 2" max (7.75m x 4.62m)

Bedroom 2

13' 5" max x 13' 1" max (4.09m x 3.99m)

Bedroom 3

9' 10" max x 8' 11" (3m x 2.72m)

Bedroom 4

8' 9" x 8' 4" (2.67m x 2.54m)

Bedroom 5

9' 5" max x 8' 7" max (2.87m x 2.62m)

Moving up to the first floor there is the master bedroom, which is a generously sized double bedroom with excellent quality fitted furniture providing wardrobes, drawer units and dressing table. This bright room also offers a spacious ensuite shower room fitted with a contemporary white suite of vanity washbasin, WC and shower.

Bedroom 2 at the front of the house also has an excellent range of fitted wardrobes, dressing unit and drawers. Bedroom 3, 4 and 5 also include fitted wardrobes and drawers all at the front and the rear. The additional family bathroom and separate shower room are attractively presented with contemporary WC's, washbasins and bath or shower.







Outside

Specifications

Garage

23' 3" x 11' 11" (7.09m x 3.63m)

Summer House

18' 8" x 12' 5" into WC (5.69m x 3.78m)

Decking

18' 8" x 6' 6" (5.69m x 1.98m)

Outside Rayriggs to the front and the side, there is plenty of level parking, double car ports and turning space leading to a detached garage. The level gardens offer an excellent amenity for family buyers, with mature hedge and stone wall boundaries with woodland access, plus level paved seating areas which surround the property. With the current owners adding the superb addition of a highly specified garden room used interchangeably as both a home office and guest accommodation.

Important Information

Services:

Mains water, gas and electricity. Private drainage to septic tank in rear garden. Underfloor heating and gas central heating to radiators.

Council Tax:

Westmorland and Furness Council - Band G.

Tenure:

Freehold. Vacant possession upon completion.

What3Words:

///pretty.needed.chill

Energy Performance Certificate:

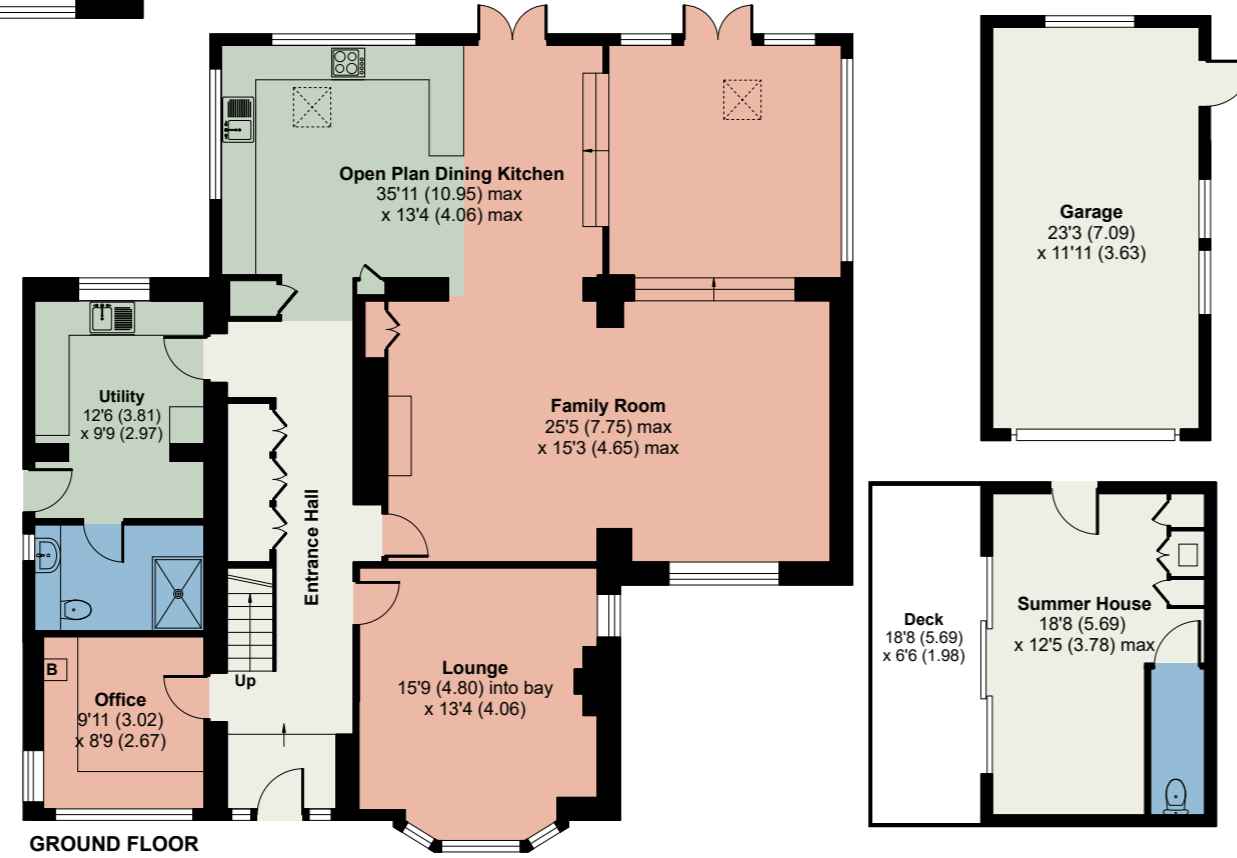
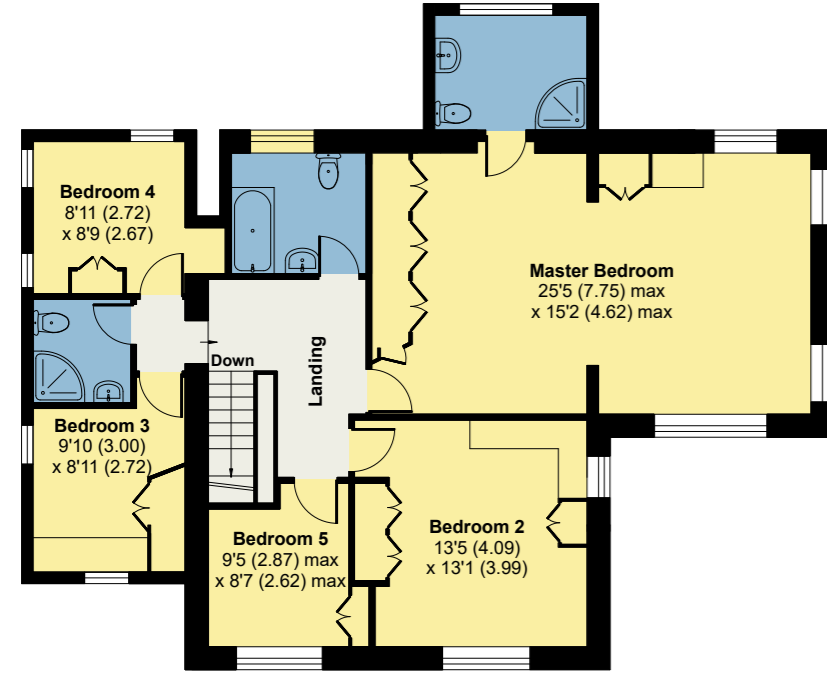
The full Energy Performance Certificate is available on our website and also at any of our offices.

Notes:

*Checked on <https://www.openreach.com/> 14th August 2024 - not verified.

Rayriggs, Cornbirthwaite Road, Windermere, LA23

Approximate Area = 2872 sq ft / 266.8 sq m
 Garage = 280 sq ft / 26 sq m
 Outbuilding = 230 sq ft / 21.3 sq m
 Total = 3382 sq ft / 314.1 sq m
 For identification only - Not to scale





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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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