



## Windermere

**£425,000**

Wryesdale , 7 Limethwaite Road, Windermere, LA23 2BQ

Welcome to Wryesdale, 7 Limethwaite Road, a delightful semi-detached home set in the heart of Windermere. This charming four-bedroom property offers a perfect blend of comfort and convenience, ideal for a permanent home, holiday home or a holiday let, an ideal tranquil retreat in the Lake District.

### Quick Overview

Semi Detached House

4 Bedrooms, 1 En-suite Shower Room,

1 shower room

2 Reception Rooms

Patio Garden

Currently successful holiday let

Ideal permanent home, holiday home

or holiday let

In good decorative order

Excellent convenient location

On street parking

Ultrafast Fibre Broadband



4



2



1



E



Ultrafast  
Fibre  
Broadband



On Street Parking

Property Reference: W6313



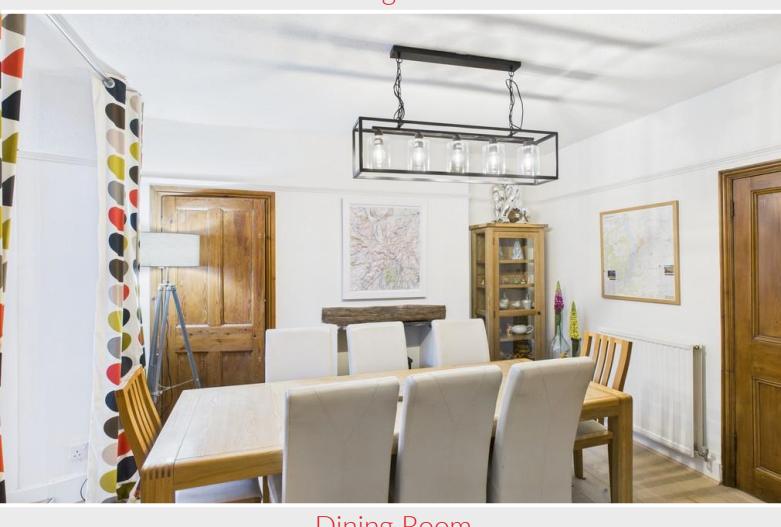
Entrance Hall



Living Room



Dining Room



Dining Room

Welcome to Wryesdale, 7 Limethwaite Road, a delightful semi-detached home set in the heart of Windermere. This charming four-bedroom property offers a perfect blend of comfort and convenience, ideal for a permanent home, holiday home or a holiday let and an ideal tranquil retreat in the Lake District.

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living room, bathed in natural light from the large bay window, hosts a gas effect log fire, providing a cosy setting for relaxing evenings with family and friends. The hallway hosts a large under stair storage cupboard.

The adjoining dining room is perfect for hosting dinner parties or enjoying casual meals, with ample space to accommodate a large dining table. This room boasts a wood log burner to add to the dining ambiance as well as 2 storage cupboards. The Worcester boiler unit is housed in one of the storage cupboards. There is a uVPC double glazed door that leads to the rear patio garden. The well-appointed kitchen is a cook's delight, featuring modern appliances such as a Smeg 8 plate gas cooker with electric oven with extractor hood over, a Hotpoint dishwasher, space for a washing machine and dryer, wall and base units, perfectly finished with granite table tops and tiled floor. A door leads out to a quaint rear garden area.

Heading up to the first floor where you will find 3 of the 4 bedrooms and the shower room. The primary bedroom and en-suite shower room is to the right of the landing. The en-suite shower boasts a Hansgrohe rainfall shower, Geberit WC and wash hand basin.

The shower room offers a large walk-in shower with rainfall shower head, WC and wash hand basin, tastefully tiling completing this room.

Bedroom 2 is generous in size, whilst Bedroom 3, hosts 2 single beds, ideal for the younger family members.

The attic bedroom is tucked away on the second floor and offers an ample sized bedroom, with slightly restricted head room to part and 2 Velux windows allowing plenty of light and there are under eaves storage facilities, perfect for privacy and ideal for guests wanting a quiet retreat.

Outside, the property offers a private rear patio garden, ideal for a morning coffee amidst the fresh Cumbrian air or a barbecue with family and friends. There is space for parking bikes and a small shed for outdoor gear.

Situated on Limethwaite Road, this home benefits from on-street parking, there is a Premier Corner shop as you turn into Limethwaite Road, ensuring convenience for residents and visitors alike. With its prime location and charming features, this property is just a short stroll from Windermere village, where you can explore a variety of shops, cafes, and local amenities as well as having the breathtaking beauty of Lake Windermere only a short distance away with Mission cafe and Queens Park Rec to mention only a few highlights.

**Accommodation: (with approximate measurements)**

**Hallway:** 12' 9" x 5' 8" (3.89m x 1.75m)

**Living Room:** 16' 9" into bay x 10' 2" (5.12m x 3.12m)



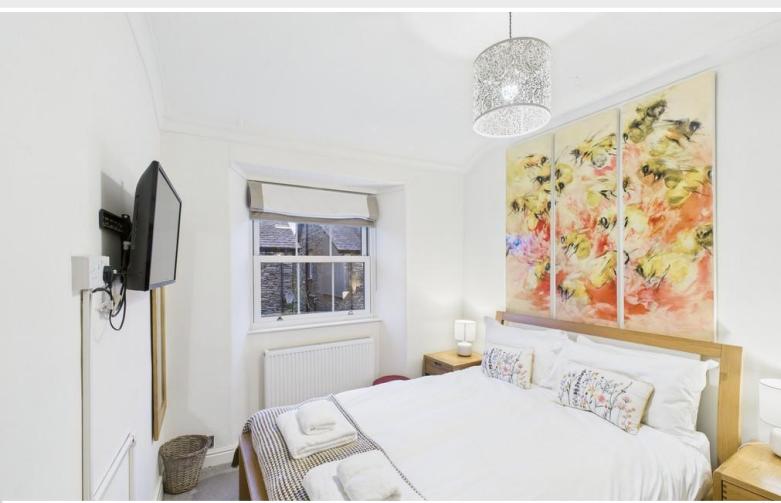
Dining Room



Kitchen



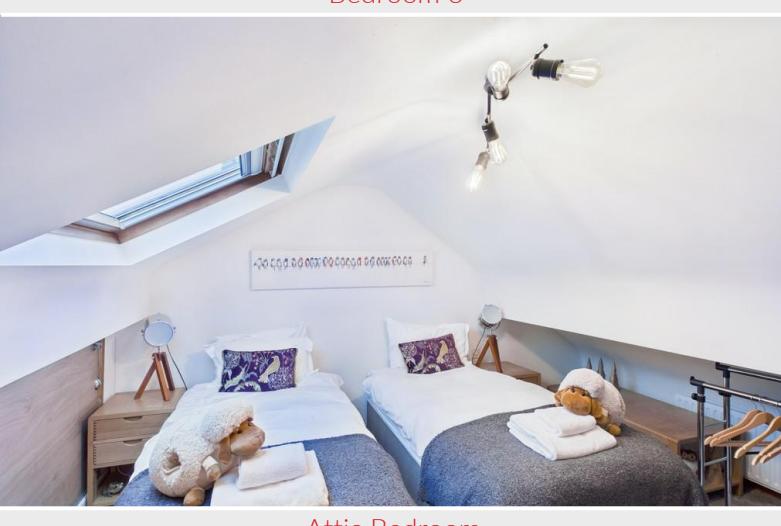
Bedroom 1



Bedroom 2



Bedroom 3



Attic Bedroom

**Dining Room:** 15' 7" x 12' 5" (4.75m x 3.79m)

**Kitchen:** 10' 1" x 8' 1" (3.09m x 2.48m)

**Stairway to the First Floor:**

**Bedroom 1:** 16' 5" x 7' 4" (5m x 2.25m)

**En-Suite shower room**

**Bedroom 2:** 10' 9" x 9' 0" (3.28m x 2.75m)

**Bedroom 3:** 13' 6" x 7' 2" (4.12m x 2.20m)

**Shower Room**

**Stairway to the 2nd Floor:**

**Attic Bedroom 4:** (Limited head height to part) 16' 5" x 13' 6" (5m x 4.13m)

**Outside Rear Patio Garden:**

**Property Information:**

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

**Services:** Mains gas, mains, drainage, water and electricity.

**Tenure:** Freehold. Vacant possession on completion.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3Words & Directions:** [///depend.stopwatch.smoker](http:////depend.stopwatch.smoker): From Ellerthwaite Road opposite the Hackney & Leigh office, follow the road around to the "T" junction, bear right on to Park Road and carry straight on, take a left turn onto Limethwaite Road, the Premier corner shop is on your right-hand side and you will find Wryesdale, 7 Limethwaite a short distance up on the left-hand side.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden



Garden 2



Barbeque



Rear Patio garden

Request a Viewing Online or Call 015394 44461

## Meet the Team

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**Second Floor**

**Approximate total area<sup>(1)</sup>**

121.6 m<sup>2</sup>  
1307 ft<sup>2</sup>

**Reduced headroom**  
15.5 m<sup>2</sup>  
167 ft<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners..."Well appointed property with corner shop and café facing the recreation park. Generous parking peak season, lovely walk to the village centre. Oozes character!"

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 15/01/2026.