



Bowness-on-windermere

£885,000

10 Rayrigg Rise, Bowness-on-windermere, Windermere, LA23 3DR

Located on the peaceful fringes of Bowness-on-Windermere, this stunning and fully renovated 4 bedroom property offers modern luxury and superb presentation. Located in a quiet, established and sought after residential area.

This property is a rare find, offering an exceptional lifestyle in a sought-after established area. Don't miss the opportunity to make this stunning house your home or investment.

Quick Overview

Detached 4 bedroom house

2 reception rooms

2 en-suite facilities

Off road parking for several vehicles

Balcony with outlooks to Claife Heights

Stylish and immaculately presented

Sizeable garden with hot tub

UPVC double glazing and gas central heating

Convenient location and close to vibrant
Bowness

Superfast broadband available



4



3



1



C



Superfast
Available



Driveway parking

Property Reference: W6325



Entrance hall



Bedroom 2



Dining kitchen



Dining kitchen

Upon entering, you are greeted by a full height entrance hall, finished with a striking oak and glass staircase and feature light fittings. The large glass exterior wall floods the space with natural light, adding to the contemporary feel. To the right, discover Bedroom 1, with traditional beams, a calming outlook and ample storage. The modern en-suite boasts a walk in shower, WC and vanity wash basin, contemporary feature tiling and a heated towel rail.

To the left of the entrance hall, the functional kitchen/diner makes for a great sociable space. The kitchen has a great range of wall and base units including a peninsular area with inset 4 ring gas hob, granite-effect worktop incorporating a sink unit and an excellent range of Neff appliances including a gas cooker, built-in oven, and microwave. Other integrated appliances include a fridge and freezer and Hotpoint dishwasher. The feature wall tiles add elegance along with the oak effect flooring through to the living room. A cleverly constructed booth style seating area and space for good size table. Adjacent are double doors leading to an outdoor patio space convenient for outdoor dining/entertaining.

The living room is wonderfully light and features a gas, driftwood effect glass fireplace. Sliding full height doors lead to a rear balcony which enjoys garden and countryside views. The inner hallway provides access to Bedroom 2 with dual aspect accommodates a double bed and other furniture, while Bedroom 3, currently a twin room but sizeable enough as a double, this could also offers flexibility as a home office/further reception room and has an internal window. Adjacent to both bedrooms is the family shower room which is stylish and offers feature tiling, WC, vanity wash basin and large walk in shower.

Upstairs, Bedroom 4 is a super bedroom suite which is the full depth of the property. A window seat takes in rear aspect and Velux rooflights allow plentiful natural light into this space. There are exposed beams which add a character element and the en-suite shower room with cool tiling, walk in shower, WC and wash basin, add to this stunning space.

The outside space wraps to all sides and the lawned garden with mature borders and boundaries frames the house and provides the space for children and adults to enjoy. A feature heated seating pod occupies a place in the garden for cooler days and the low maintenance, slate finished patio area is a great area to entertain, complete with sheltered hot tub and large seating area. Useful undercroft for extra storage and the boiler is sited here.

This property is a rare find, offering an exceptional lifestyle in a sought-after established area. Don't miss the opportunity to make this stunning house your home or investment.

Ground floor

Entrance hall

Kitchen/dining room: 5.79m x 4.26m (19' x 4')

Living room: 8.06m x 4.26m (26.5" x 14')

Bedroom 1: 10.12m x 3.63m (33'2" x 11'11")

Ensuite



Living room



Living room



Bedroom 3



Bedroom 4



Bedroom 1



Ensuite

Bedroom 2: 4.51m x 2.85m (14'10" x 9'4")

Bedroom 3: 4.21 x 3.54m (13'10" x 11'7")

Inner Hallway

Bathroom

First floor

Bedroom 4: 4.21 x 3.25 (13'10" x 10'8")

Ensuite Shower Room

Property Information:

Council Tax Westmorland and Furness Council - Business rates.

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

Services Mains gas, water, drainage and electricity.

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh.

What 3 Words and Directions

[///wages.officials.committed](http://wages.officials.committed)

Continue down Lake Road towards Bowness. At the roundabout, turn right onto Rayrigg road. The entrance to Rayrigg Rise is on the right hand side, and keep right as the road splits. Number ten is the third building on the right.

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).



Patio



Rear external/garden



Balcony



OS map

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Meet the Team

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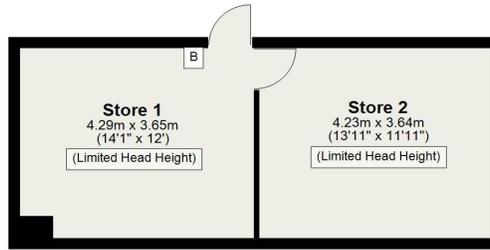


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Basement

Approx. 31.4 sq. metres (338.2 sq. feet)



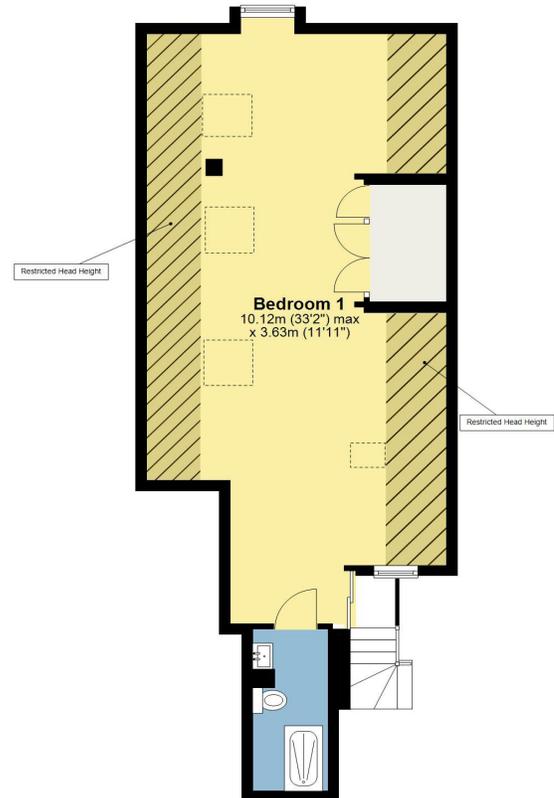
Ground Floor

Approx. 128.4 sq. metres (1381.7 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



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