



Windermere

£850,000

4 Applerigg, Patterdale Road, Windermere, LA23 1EW

In the heart of the picturesque Lake District, 4 Applerigg, a five bedroomed home, presents a unique opportunity to own a detached house, blending comfort with the natural beauty of its surroundings. This charming property, offers an idyllic retreat for those seeking tranquillity and convenience in equal measure. Occupancy condition applies.

Quick Overview

- 5 bedroomed detached house
- 2 bathrooms, 1 separate cloakroom
- 2 reception rooms
- Underfloor heating in both bathrooms
- Immaculate interior
- Quiet, peaceful location
- Rear decking and entertainment area
- Occupancy conditions apply
- Double garage and off road parking
- Superfast fibre broadband*



5



3



2



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Superfast
fibre
available



Double garage
and off road
parking

Property Reference: W6317



Living room



Kitchen



Living room



Living room

As you step inside, you are greeted by a spacious and inviting interior that effortlessly accommodates family living. The split-level ground and first floor adds that extra personal touch to the home. The living room is spacious and welcoming, the focal point is the Penman Monza 4410 series multi-fuel burner with slate hearth and limestone fire surrounds. Large picture windows fill the room with natural light and the quick-step laminated oak floor blends the garden room seamlessly. The garden room is the heart of the home, a bright and airy space that invites the outside in. This room is perfect for enjoying morning coffee or hosting intimate dinners with loved ones and leads to the outdoor entertainment area which overlooks the beck and garden. A wild garden which borders the beck is also owned by the property.

The house's well-appointed kitchen is a culinary enthusiast's dream, featuring modern appliances and ample counter space, all only 3 years old, fitted in 2023. The kitchen boasts Capri Quartz table tops and window sills, Siemens Inno-wave integral microwave and Siemens dishwasher. A Range Master professional plus 110 6 plate gas burner cooker with double extractor hood and double ovens. The base units consist of cutlery racks and deep pot drawers and ample storage space and to include a storage cupboard with carousel, double LG Fridge/freezer with a touch screen and Thin Q Inverter Linear water system and a breakfast bar for the early morning meals. The rear door leads out onto the extensive wooden deck area that overlooks the beck and hosts a wood storage bunker.

The hallway hosts a boot/coat cupboard as well as a separate tastefully decorated cloakroom near the entrance.

The stairway leads you to the first floor and on offer is the property's five bedrooms. The master suite is particularly noteworthy, with its built-in oak wardrobes and finishes and own luxurious en-suite bathroom with underfloor heated, porcelain tiles. A generously sized Villeroy and Boch bath features in both bathrooms and each of these also features a Villeroy and Boch 3 piece suite. A well sized shower completes.

Down the hallway is bedroom 2, offering an Oriel window seat that overlooks the beck, extra light from the Velux window. Bedroom 3 is adjacent to the family bathroom also offers a built in wardrobe and two Velux windows allowing plenty light in.

The family bathroom offers a full 3-piece suite as well as a generous walk-in shower, tastefully tiled with porcelain tiles and boasting underfloor heating.

Moving up a few stairs and down a small hallway is bedroom 5, ideal for the younger family members and a spacious bedroom 4, with a picture window overlooking the garden.

The outside of the property offers an expansive decking area, where you can soak up the sun or enjoy alfresco dining while listening to the gentle babble of the beck. The well stocked garden also offers a paved section that houses double wood bunkers.

The double garages provide ample space for vehicles and storage as well as hosting a utility area for the washer and dryer, fully powered with water and electricity.

This home boasts, gas fired central heating, a partially boarded loft area for storage, full alarm with battery back-up, a gated area that leads to the beck, newly fitted guttering, hard wood double glazed windows throughout, neutral décor and is in a sought-after area of Windermere, a true gem not to be missed!



Living room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Accommodation: (with approximate measurements)

Ground Floor

Hallway

Cloakroom

Living Room: 25' 3" x 19' 6" (7.71m x 5.96m)

Garden room/Dining room 11' 2" x 11' 1" (3.41m x 3.40m)

Kitchen: 22' 1" x 9' 3" (6.75m x 2.83m)

First Floor

Bedroom 1: 19' 2" x 19' 0" (5.85m x 5.80m)

En-suite Bathroom

Bedroom 2: 15' 2" x 9' 2" (4.64m x 2.80m)

Bedroom 3: 11' 5" x 10' 3" (3.49m x 3.15m)

Bathroom

Landing: 10' 2" x 3' 7" (3.11m x 1.11m)

Bedroom 4: 14' 7" x 10' 11" (4.47m x 3.33m)

Bedroom 5: 9' 5" x 6' 11" (2.89m x 2.13m)

Double Garage: 19' 1" x 19' 0" (5.83m x 5.80m)

Property Information

Council Tax: Westmorland and Furness Council - Band G.

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 (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

Local Occupancy Clause: Please note a local occupancy clause applies to this property stating that the occupation of the property is limited to the following descriptions of persons (a) A person employed, about to employed or last employed in the locality (b) A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality. In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person.

What3words & Directions: [///provide.airfields.infuses](https://www.what3words.com/locate/44461) From entering Windermere via the A591, continue towards Cook's House roundabout. At the roundabout, turn right onto Patterdale road. Applerigg development is the first right turning, follow the entrance round and number 4 is 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/dining room



Beck views



Patio and garden



Garden

Request a Viewing Online or Call 015394 44461

Windermere Sales Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer
015394 44461



mikegraham@hackney-leigh.co.uk

Hayley Wilson

Assistant Manager & Property Valuer
015394 44461



windermersales@hackney-leigh.co.uk

Jacqui Todd

Sales Team
015394 44461



windermersales@hackney-leigh.co.uk

Emma Heginbotham

Sales Team
015394 44461



windermersales@hackney-leigh.co.uk

Jan van Stipriaan

Viewing Team
015394 44461



windermersales@hackney-leigh.co.uk

Shirley Crisp

Viewing Team
015394 44461



windermersales@hackney-leigh.co.uk

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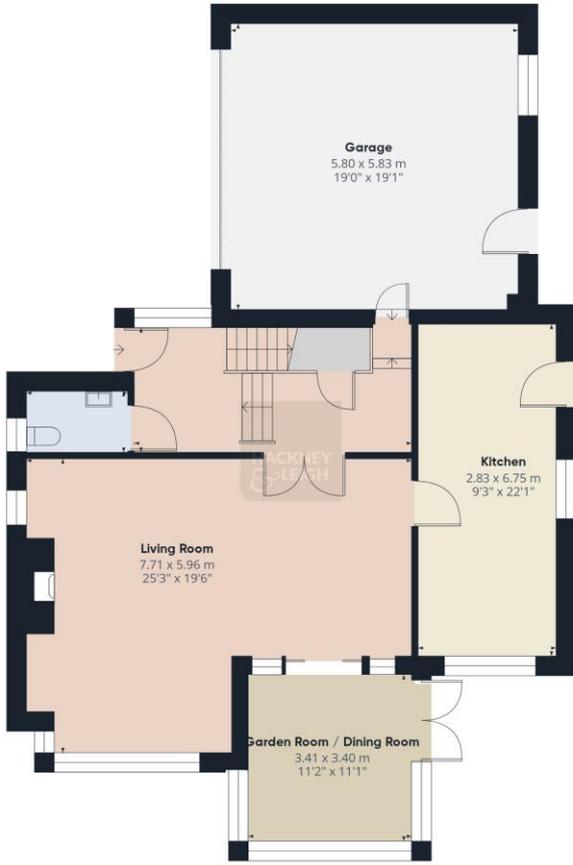


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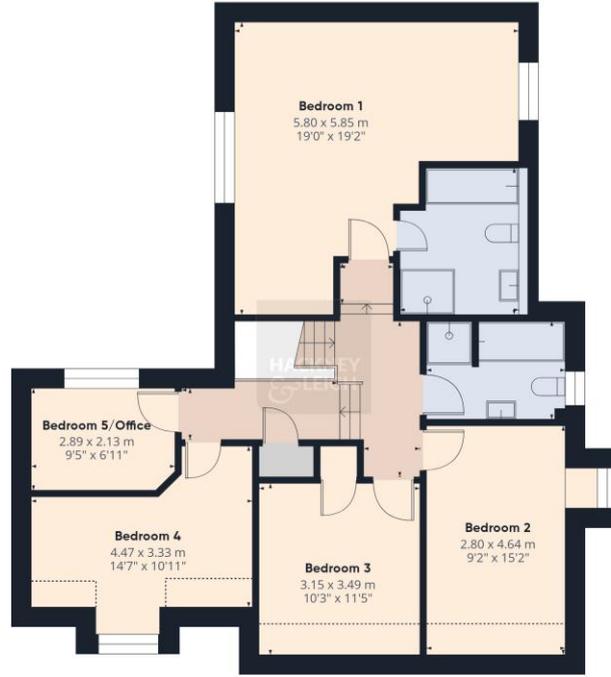


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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-



Ground Floor



First Floor



Approximate total area⁽¹⁾
213.5 m²
2298 ft²

Reduced headroom
5.2 m²
56 ft²

(1) 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.

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