



Ecclerigg

£485,000

Midlerigg, 5 Merewood Lodge, Ecclerigg, Windermere, LA23 1QB

Situated in a picturesque semi-rural development in the Lake District, this beautiful three-bedroom cottage offers stunning views and a beautifully finished interior. A perfect home for those seeking to settle in the Lake District, acquire a second home, or to continue as a successful holiday let. Don't miss the opportunity to make it yours. Book a viewing today.

Quick Overview

Charming 3 bedroom cottage
 2 bathrooms, 1 of which ensuite facility
 Perfect Lake District Retreat - ideal home, holiday escape or investment
 Stunning countryside views
 Exclusive gated development
 Just moments from Lake Windermere
 Beautifully finished in excellent decorative order with feature mullion window
 Off road residents parking
 UPVC double glazing and gas central heating
 Ultrafast Fibre Broadband



3



2



1



C



Ultrafast available



Allocated parking

Property Reference: W6339



Entrance hall



Living/ dining room



Kitchen



Bedroom 1

Upon entering you are welcomed by an inviting hallway that immediately sets the tone for the home's warm and stylish interior. A convenient understairs storage cupboard provides a practical space for coats and everyday essentials. To the left the impressive open-plan living/dining and kitchen area forms the heart of the home. Flooded with natural light from a striking feature stone mullion window, this generous space is perfect for both relaxing and entertaining. There is ample room for the comfortable seating and a dining table, creating a sociable environment for family gatherings.

The contemporary kitchen is thoughtfully designed with a good range of quality wall and base units and a Franke stainless steel sink. It is equipped with a fitted AEG gas hob with extractor fan and Bosch double oven and a combination microwave, an AEG fridge and freezer and Bosch dishwasher. Stylish vertical shelves provides additional storage, while discreet under-unit lighting enhances both practicality and ambience.

The ground floor also features Bedroom 1, a bright and tastefully presented room enjoying peaceful and countryside views. The room and benefits from a spacious and well appointed en-suite shower room, finished with marble-effect walls and fitted with a heated towel rail, LED illuminated vanity mirror, vanity sink unit, shower cubicle and extractor fan.

Upstairs, the landing provides access to a sizable airing cupboard housing the Ideal gas fired boiler. A secondary landing cupboard provides additional spacious storage area. Bedroom 2 offers a tranquil retreat, enhanced by characterful traditional beam and a Velux window. A striking floor-height stone mullion window offers a wonderful focal point and potential for a charming window seat. Two built-in storage cupboards offer convenient wardrobe and drawer space.

Bedroom 3, currently a twin room/super king conversion features a Velux window and generous fitted wardrobe within the eaves. Traditional beams once again add charm and warmth. Two generous fitted wardrobes.

The family bathroom is beautifully finished, featuring stone-effect wall tiles, wood-effect flooring and a stylish Vitra sink. It includes a spacious bath with electric shower, WC, heated towel rail and cleverly integrated storage beneath and beside the sink.

This superb cottage forms part of a well maintained gated development offering residents a secure and peaceful setting with attractive communal gardens and ample parking. Whether you are seeking a permanent home in the Lake District, a luxurious second home, or a property with proven potential as a successful holiday let, this exceptional cottage represents a rare opportunity.

An early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Entrance hall



Bedroom 2



Bedroom 3



Bathroom



Shared garden space



Countryside views



Living/dining room

Living/dining room: 6.37m x 3.75m (20'11" x 12'4")

Kitchen: 3.63m x 2.42m (11'11" x 7'11")

Bedroom 1: 3.90m x 3.03m (12'9" x 9'11")

En-suite

First floor

Bedroom 2: 3.90m x 3.03m (12'9" x 9'11")

Bedroom 3: 4.91m x 3.02m (16'1" x 9'11")

Bathroom

Property information:

Services: Mains water, mains gas, mains electricity and shared septic tank.

Tenure: Leasehold, 974 years remaining. Management charges to be confirmed.

Council Tax: Exempt, business rates. 1 April 2023- Current ratable value £4,350

Business rates:

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

What 3 Words and Directions From Cook's corner Roundabout, continue towards Troutbeck bridge. On Passing Troutbeck Bridge, you reach Ecclerigg. Mirk Lane is on the right hand side from the road. Follow Mirk lane, and at the split, take the left turning. Merewood Lodge is on the right.
 [///notebook.intention.chips](http://notebook.intention.chips)

Viewings: Strictly by appointment with Hackney & Leigh.

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).



Living/dining room



Kitchen



Bedroom 1



Bedroom 3

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

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: 01539 792032

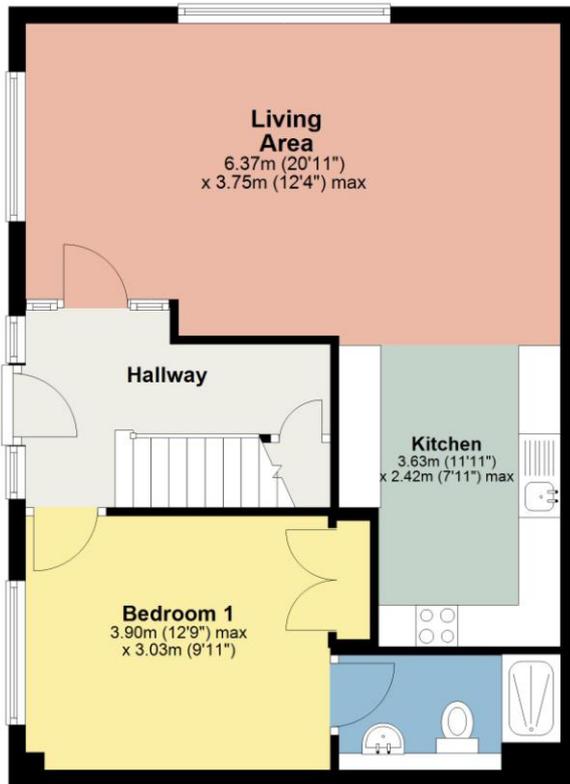


Can we save you money on your **mortgage**? Call us on: 01539 792033

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

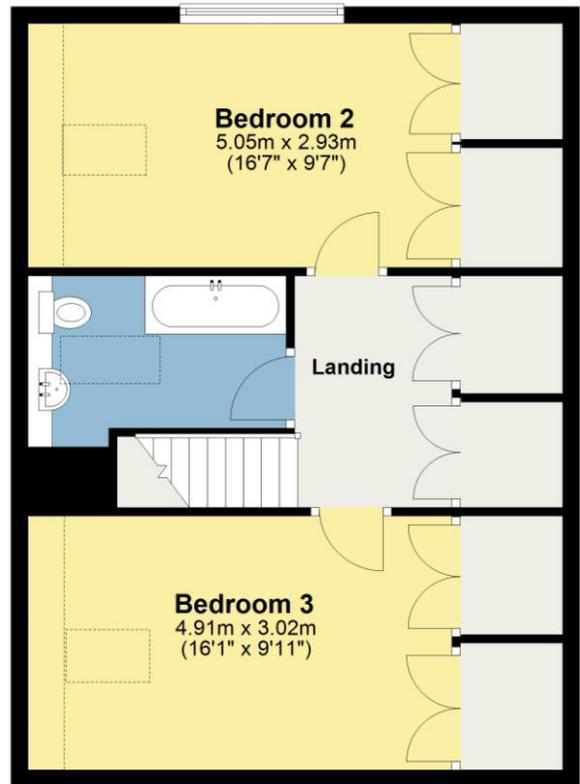
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 112.7 sq. metres (1212.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

5 Merewood Lodge, Ecclerigg

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 10/03/2026.

Request a Viewing Online or Call 015394 44461