

## Windermere

**£197,500**

5 Priory Cottages  
Rayrigg Road  
Windermere  
Cumbria  
LA23 1EX

A perfect, easy to maintain 2 bed holiday bolthole enjoying fantastic Lake views and shared access to the lake with use of a jetty. Part of a small, well looked after development of similar properties with communal gardens and designated parking.

Well equipped with kitchen and shower room, new fitted upvc double glazing and electric panel wall heaters with timer and thermostatic controls. Enjoying a lovely location on the outskirts of Windermere this lock up and leave property can be used for holiday, rental or indeed permanent living.

Property Ref: W4986





Lounge



Kitchen

**Description:**

5 Priory Cottages forms part of a small development of similar mews bungalows with painted rendered elevations under a pitched tiled roof. The property has uPVC double glazing, electric heaters, kitchen and shower room fittings. This is an ideal second home/holiday cottage with the added benefit of adjoining lane down to the lake shore with shared private jetty and launching facilities.

**Location:** From Windermere, take the A591 Ambleside Road turning left after approximately ½ mile at the mini roundabout into Rayrigg Road. Turn immediately right into Priory Manor and continue down the lane to the right to the parking area. The cottage development is on two tiers and number 5 is situated on the upper tier.

**Accommodation: (with approximate measurements)**

**Living Room**

13' 3" x 11' 4" (4.04m x 3.45m) A bright room, open plan to the kitchen area with delightful views to Lake Windermere and the fells beyond. Electric panel wall heater and coal effect electric fire. Boarded out loft space with internal TV aerial. Access hatch with pull down ladder to the loft.

**Kitchen Area**

6' 9" x 5' 9" (2.06m x 1.75m) Fitted with wall and base units, laminate worktops and splashback tiling. Integrated appliances include Diplomat 4 ring electric hob and oven with cooker hood over, stainless steel sink unit and spot lights to ceiling.

**Bedroom 1**

9' 9" x 8' 6" (2.97m x 2.59m) With electric panel wall heater.

**Bedroom 2**

8' 6" x 7' 1" (2.59m x 2.16m)

**Shower Room**

Fitted with a white suite of tiled shower unit with glazed sliding doors, Gainsborough SV800 shower. Wash basin and wc. Heated towel rail. Fully tiled walls and light with shaver point. Plumbed in Solutions washing machine included in the sale.



Ordnance Survey 16081723510

**Outside:**

To the front of the development is a large well maintained lawned area being shared with the other cottages. Access via a lane down to the lake shore with launching facilities and shared timber jetty.

2 allocated parking spaces.

**Services:**

Mains water and electricity. Drainage to the mains via a United Utilities pumping facility.

**Council Tax:**

South Lakeland District Council C

**Tenure:**

Leasehold, recently extended to a 999 year lease in 2014. Vacant possession upon completion.

The freehold is owned by the Management Company with the owner of each property a shareholder. An annual maintenance charge is levied which was in the order of £640.00 for 2016/17. This covers shared maintenance costs of the site e.g. building insurance, gardening, etc. This charge may fluctuate depending on the repairs needed and agreed work.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.



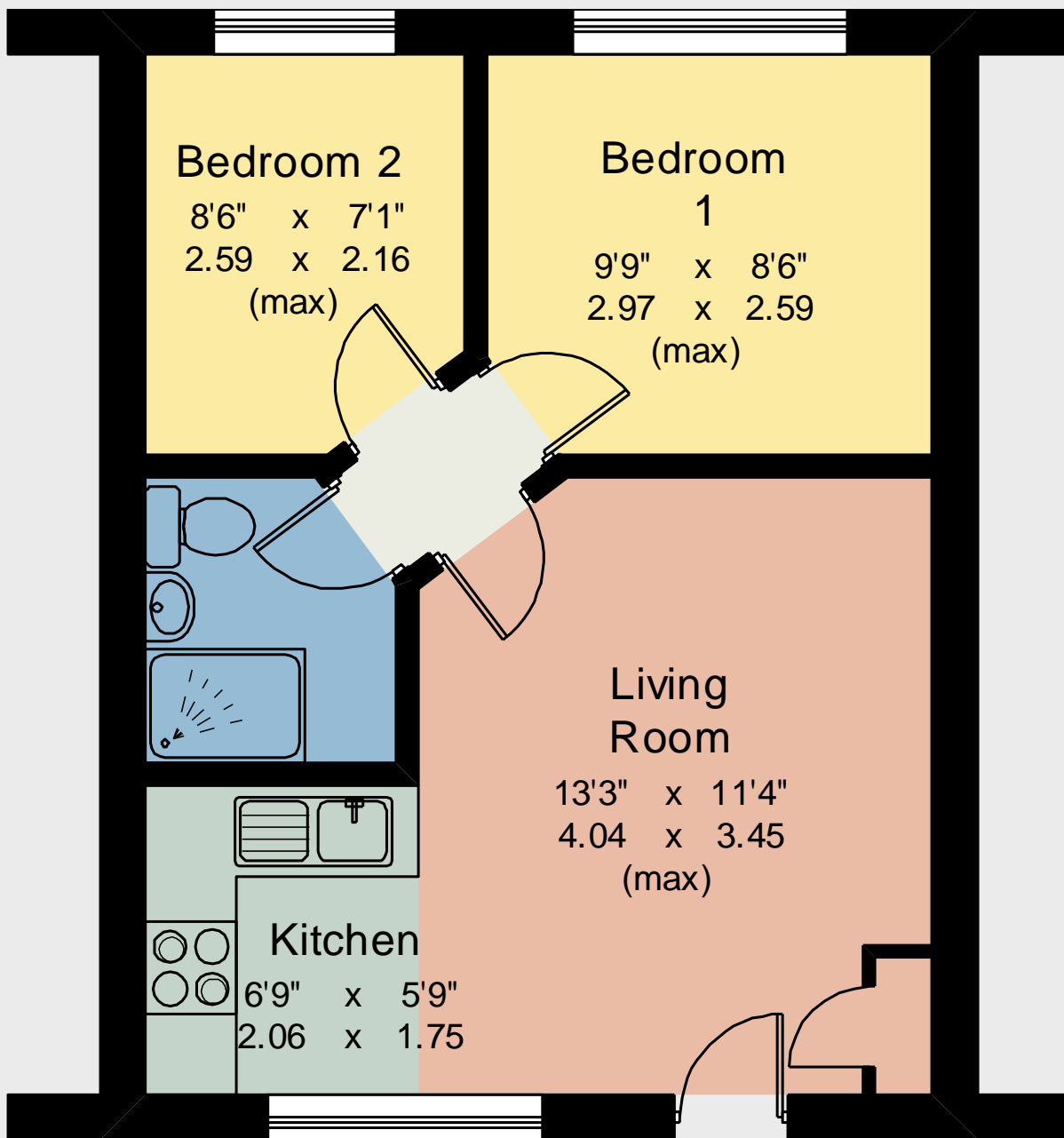
Communal Garden

**Energy Performance Certificate:**

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

**Residential letting:**

If you were to purchase this property for residential lettings we estimate it has the potential to achieve £625 - £650 per calendar month. For further information and our terms and conditions please contact our Windermere Office.



Approx Gross Floor Area = 392 Sq. Feet  
 = 36.34 Sq. Metres

For illustrative purposes only. Not to scale.

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.