



Stonecroft Elleray, Windermere

£600,000





## Stonecroft Elleray

### Windermere

Located within a desirable area of Windermere and positioned on the footpath leading to Orrest Head, the iconic viewpoint that first inspired Alfred Wainwright's love of the Lake District, this charming traditional Lakeland slate built home enjoys a truly special setting. Formerly part of the historic Orrest Head estate, the property combines character, history and privacy whilst remaining within easy reach of the village centre, train station and local amenities. Set away from the road at the end of a private driveway and enjoying an elevated position, the property benefits from attractive views towards Lake Windermere together with a wonderfully peaceful setting where the surrounding gardens, mature planting and lack of passing traffic create a sense of seclusion rarely found so close to the heart of Windermere.

Having been lovingly owned for many years, this attractive Edwardian home offers spacious and characterful accommodation throughout. The ground floor includes a welcoming entrance area leading through to the dining space, creating a sociable and practical layout for everyday living. The dining room also benefits from a lovely additional seating area, ideal as a quieter space to relax away from the main lounge and kitchen whilst enjoying the evening sun. The lounge is particularly spacious and features an open fire, creating a warm and comfortable focal point within the room. The fitted kitchen offers good storage and workspace together with a useful pantry cupboard beneath the stairs, while a ground floor shower room adds further flexibility and convenience to the accommodation.

To the first floor, the property offers two generous double bedrooms together with a versatile single bedroom which could equally suit use as a home office or hobby room. The family bathroom serves the first floor accommodation, while the elevated position of the property allows for pleasant outlooks towards the surrounding area and glimpses of Lake Windermere.

- Charming three bedroom end terrace home positioned within a desirable area of Windermere
- Fitted kitchen with ample storage together with a recently installed oven
- Spacious lounge featuring an open fire and pleasant outlook to the front
- Separate dining area creating an ideal space for everyday living and entertaining
- Three bedrooms including two doubles and a versatile single bedroom
- Ground floor shower room together with a family bathroom to the first floor
- Generous elevated gardens enjoying views towards Lake Windermere together with multiple outdoor seating areas
- Driveway parking to the front together with useful external storage to the rear
- A characterful home offering well proportioned accommodation throughout
- Conveniently located close to Windermere train station, local amenities, Orrest Head and Lake District walking routes

WHAT3WORDS://cascade.touchy.workloads

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





**PORCH**

5' 1" x 4' 8" (1.54m x 1.42m)

**KITCHEN**

14' 7" x 9' 2" (4.45m x 2.79m)

**LIVING ROOM**

18' 1" x 11' 8" (5.52m x 3.56m)

**DINING ROOM**

12' 8" x 10' 10" (3.85m x 3.31m)

**SUNROOM**

11' 7" x 5' 4" (3.53m x 1.63m)

**BEDROOM**

17' 5" x 11' 7" (5.32m x 3.52m)

**BEDROOM**

12' 6" x 10' 7" (3.81m x 3.23m)

**BEDROOM**

9' 1" x 5' 10" (2.78m x 1.78m)

**BATHROOM**

6' 4" x 6' 3" (1.94m x 1.91m)

**W.C**

7' 8" x 4' 2" (2.33m x 1.27m)

**SHOWER ROOM**

5' 5" x 3' 7" (1.64m x 1.09m)

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**EPC RATING E**

**COUNCIL TAX BAND** currently Band F

**TENURE: FREEHOLD**

**IDENTIFICATION CHECKS**

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## THW Estate Agents

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