



7 Rayrigg Rise

Bowness-on-Windermere, LA23 3DR

Guide Price £795,000

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Bowness-on-Windermere

Beckside is a unique modern detached with roughcast elevations under a slated roof with spacious accommodation, occupying a prime location in the Lake District National Park. This detached 3/4 bedroom property nestles in a peaceful setting alongside a pleasant beck and woodland on gently elevated plot with a private driveway, and only a short stroll from village of Bowness and the shores of Lake Windermere. The accommodation is as a 3 bed roomed bungalow comprising of living room, kitchen, bathroom and conservatory with separate access to the under built accommodation providing an ideal granny/teenage flat with bedroom/sitting room, en-suite shower room and plenty of storage space. The property benefits from gas central heating and UPVC double glazed windows. To the front is parking for several cars plus an attached garage with electric up & over door. To the side and front is a mainly lawned garden with planted borders and stream.

Rayrigg Rise is a private lane set above Rayrigg Road on the edge of the village of Bowness-on-Windermere. Tucked away on a generous garden plot at the upper end of the private cul de sac, this house has a very sunny aspect, the gardens and patios have been designed to take full advantage of the sun. It has sloping lawns and a natural free flowing stream through the lower garden. A short walk leads into the centre of this bustling village with a wide choice of amenities, shops, bars and restaurants. The location gives considerable privacy and an attractive outlook on all sides over fields, woodland and adjacent gardens and after leaf fall there are views to the Lake and fells.





Accommodation

Entrance Hall

Glazed front door and side panel window leads into pleasant reception hall with dark oak effect laminate flooring which continues right through the property, glass door leads into the large open plan living room and dining area.

Open Plan Living Room

A pleasant combined sitting area and dining room with a central chimney breast housing a log burning stove with tiled granite surround. UPVC double glazed window with sliding patio door and adjacent hardwood door leading to a balcony overlooking over the garden and beck and enjoying a sunny aspect over the garden and with glimpses to Lake Windermere.

Kitchen

Fitted within the last two years this modern fitted kitchen benefits from a range of integral appliances including Bosch four ring gas hob, Hotpoint electric oven and micro grill, under counter fridge and freezer and a Bosch dishwasher. There are a range of fitted wall, drawer and base units extending to worktops and stainless steel sink unit.

Conservatory

Fully double glazed sun room with low level wall, door out to the garden and patio and finished with tiled laminate flooring.



Inner Hall

Door from the living room leads to hallway with access to roof space and finished with oak effect laminate flooring.

Bedroom One

Large double bedroom with pleasant outlook to the orchard at the rear and fields beyond. Fitted double wardrobe, and en-suite.

En-Suite Shower Room

Fitted with a suite comprising pedestal wash basin, WC, double size cubicle with Mira thermostatic shower, shaver point, wall mirror, tiled walls, extractor fan, frosted window and heated ladder towel rail.

Bedroom Two

Large double bedroom with a pleasant outlook over the garden and stream to woodland beyond which after leaf fall will reveal views of the Lake and fells. High level side window.

Bedroom Three

Generous single bedroom with views out to the orchard and fields. Built in wardrobe. Door to en-suite.

En-Suite

WC, wash basin, partial tiled walls and extractor fan.

Bathroom

Three piece suite of panelled bath with hand shower attachment, vanity unit with inset WC and pedestal wash basin, wall mirror, shaver point, tiled walls, airing cupboard with shelving, cupboard housing insulated hot water cylinder, chrome heated towel rail and high level window.

Bedroom Four/Annex Accommodation

Accessed from a private entrance under the balcony (externally) this good size annexed room is ideal for a guest bedroom or teenagers/granny annex. Window with outlook to the patio and garden. Cupboard with drawer set to one side and a walk-in storage cupboard housing mains electric witch board and meters.

En-Suite Shower Room

Leading off the bedroom annex is a shower facility with shower cubicle, pedestal wash basin, WC, radiator, tiled/plastered walls, and walk in cupboard with shelving and large store/undercroft room with light and housing the gas central heating boiler.

Outside

The property stands on the end plot of the private cul de sac. To the front is a driveway with parking for numerous vehicles with attached single garage measuring 17'1 x 10'0 with electric up and over door and plumbing for washing machine, fitted with shelved wall units.

The gardens of Becksides are fenced all round and benefit from well maintained and shaped hedges, lawns and a mass of colourful wild flowers along with an orchard and mature trees. There are various patio areas of both paved slate and shingle and pathways around the house which lead to the annexe. To the front adjacent to the extensive drive is the orchard with a timber wood shed and a greenhouse. Side access leads around to the rear where there is a terrace area leading to the a sloping lawned garden down to the pleasant stream which runs along side the boundary then across the bottom of the garden.





Directions

From our office in Windermere follow Lake Road for approximately 1 mile into Bowness village, continue through the village centre approaching Crag Brow and a mini roundabout and take a right turn onto Rayrigg Road. Follow along Rayrigg Road passing the car park and reaching Rayrigg Motors taking a right turn opposite into a private driveway Rayrigg Rise. Continue along Rayrigg Rise to the head of the cul-de-sac and No:7 Rayrigg Rise can be found with a private gated driveway.

Services

Mains water, drainage, gas and electric. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

F

EPC Rating

D

Internet Speed

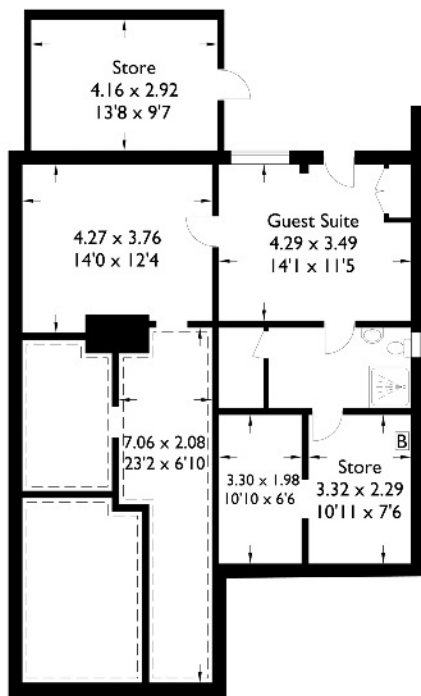
Superfast speed of 56 Mbps download and for uploading 12 Mbps as per Ofcom website.



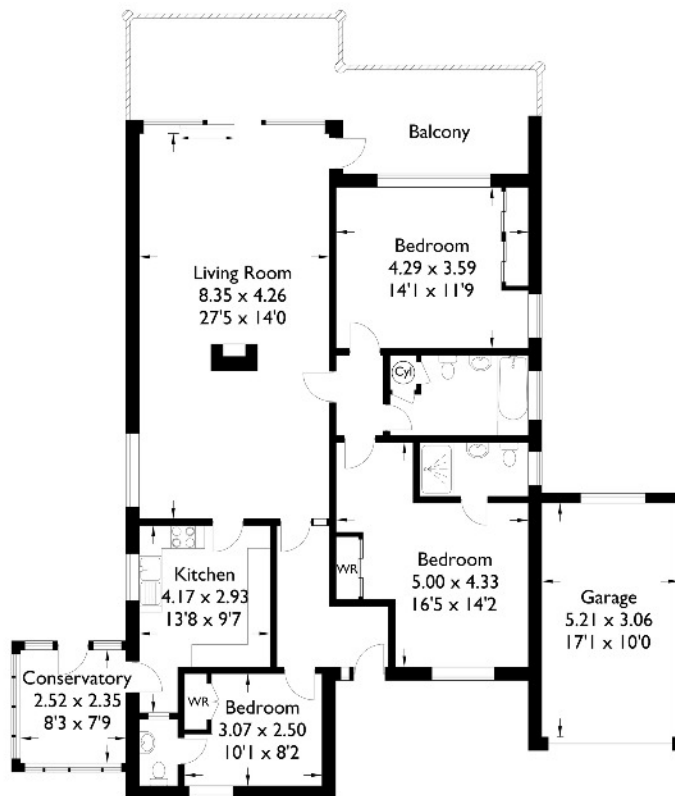


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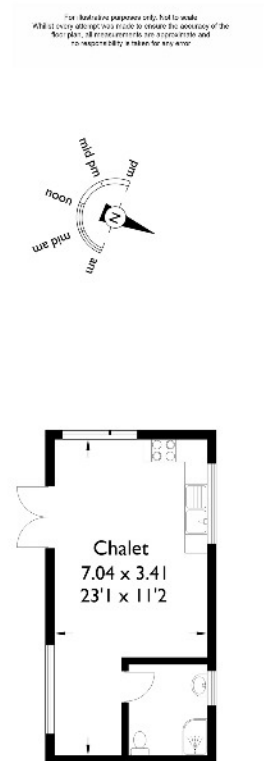
Approximate Gross Internal Area : 210.57 sq m / 2266.55 sq ft
 Garage : 15.94 sq m / 171.57 sq ft
 Outbuilding : 24.01 sq m / 258.44 sq ft
 Total : 250.52 sq m / 2696.57 sq ft



Lower Ground Floor



Ground Floor



Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

