



# Low Laithe

Ecclerigg, Windermere, LA23 1LJ

Guide Price £525,000



# Low Laithe

## Ecclerigg, Windermere

Low Laithe is an attractive looking detached two/three bedroom Lakeland cottage. Converted and extended in the 1960's from a former coach house. The property has been well looked after by the current owners and enjoys an ideal low maintenance garden. Enjoying field and woodland views with detached single garage. The property has the distinct advantage of private lake frontage.

Nestled on an attractive plot, which is hidden away and offers a relatively secluded position. The property will suit a variety of purchasers whether as a fine weekend retreat or a main residence.

Ideally located at Ecclerigg, the house is equidistant between Windermere and Ambleside in the heart of the Lake District National Park. Lake shore walks mere minutes away at Brockhole Visitors Centre which is ideal for both parents and children with both ferry and bus routes within easy walking distance and country walks via the bridle path into Troutbeck and Ambleside right on the doorstep.







### Accommodation

Glazed front door leading into an attractive wide hallway with original fixed hay rack. Leading through to:

### Lounge

14'1 x 13'11 (4.29m x 4.24m)

A lovely dual aspect room with a large picture window with attractive views over the garden and adjacent countryside. Large open staircase, TV point, stone arch entrance into kitchen with double glazed doors leading into:

### Kitchen/Dining Room

16'7 x 9'0 (5.06m x 2.74m)

A light and airy room with selection of wall and base units and display cabinet. Stainless steel sink unit with mixer tap, gas cooker point and plumbing for a washing machine. Dual aspect including picture window, patio door enjoying garden and country views. Velux window and exposed beams.



### Study/Bedroom Three

10'11 x 10'9 (3.32 x 3.28 m)

A good size room currently used as a study, although large enough for a double room, with woodland and garden views





## House Bathroom

A spacious three piece coloured suite comprising of a panelled bath with shower attachment, WC and pedestal wash hand basin. Electric light and shaver point, extractor fan and generous airing cupboard housing the cylinder with shelving.

## First floor

Landing with exposed beams and loft hatch leading to:

## Bedroom One

*14'4 x 13'9 (4.38m x 4.18m)*

A generously proportioned double room with exposed beams and woodland views. Substantial built in recessed wardrobe, loft hatch and eaves storage providing useful storage facility.

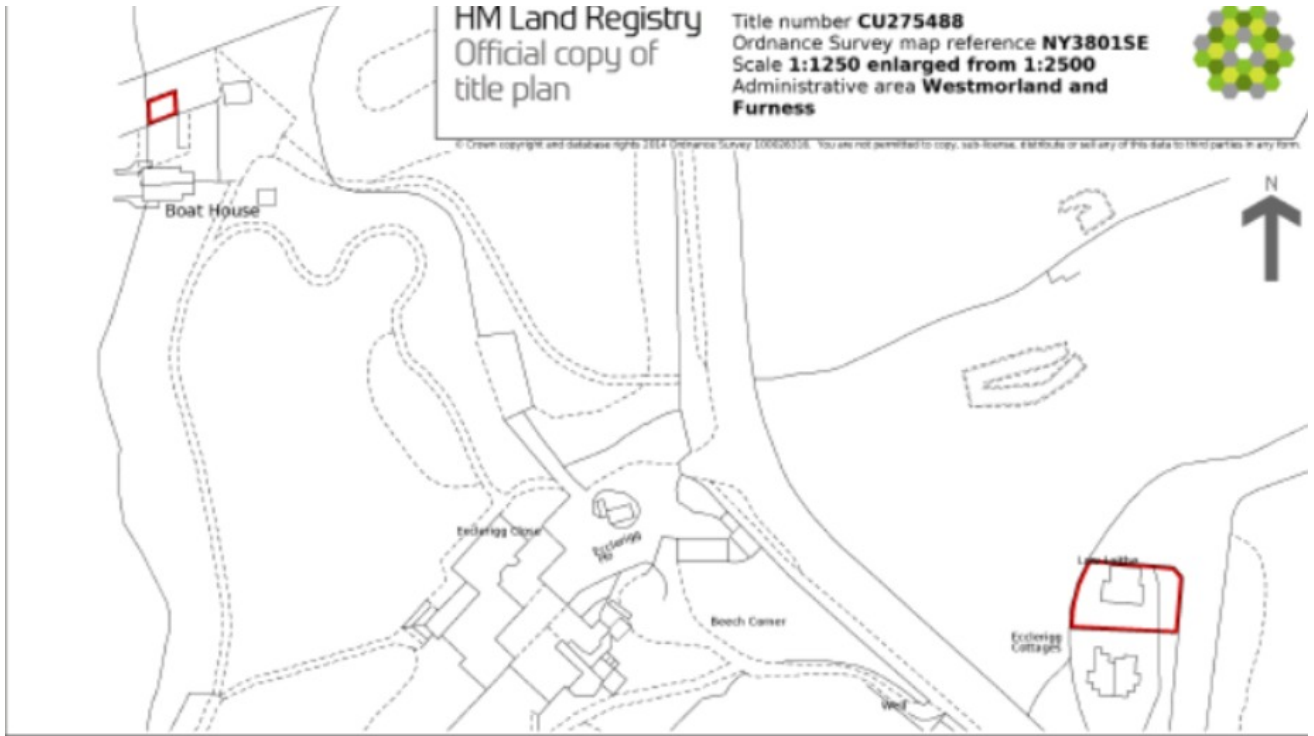
## Bedroom Two

*14'1 x 10'6 (4.28m x 3.20m)*

L shaped double room with pedestal wash basin and electric shaving point. Original exposed beams and attractive views over the garden to surrounding woodlands.







This official copy is incomplete without the associated index map.

### Outside

The property is accessed via a private shared drive, of which the property has right of way. Leading to a private gated gravel drive with parking for several vehicles. There is also a detached timber garage on a concrete pad. Also benefiting from an ideal low maintenance garden with paved terrace, a selection of well established mature shrubs and bushes and access around the property. External store with WC, corner wash hand basin and radiator with wall mounted gas central heating boiler.

There is the fantastic private Lake Windermere shore access which comprises of approximately, six metres of private beach. Please note it is accessed via a private path approximately 100m away on the other side of the A591.

### Directions

From Windermere travel north on the A591 towards Ambleside. Continue through Troutbeck Bridge past White Cross Bay, after another ¼ mile past the entrance to Brockhole National Park Visitors Centre and Merewood Hotel on the right. Then, after 100 metres, turn right through a black metal gate which gives access to Ecclerigg Cottages and to Low Laithe located behind.

<https://what3words.com/origin.undertook.cabbages>

### Tenure

Freehold.

### Services

Mains electricity, gas and water. Shared septic tank. Gas central heating.

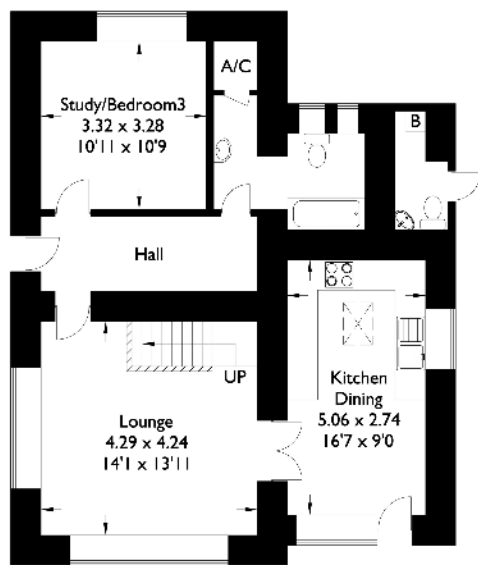
### Council tax Band

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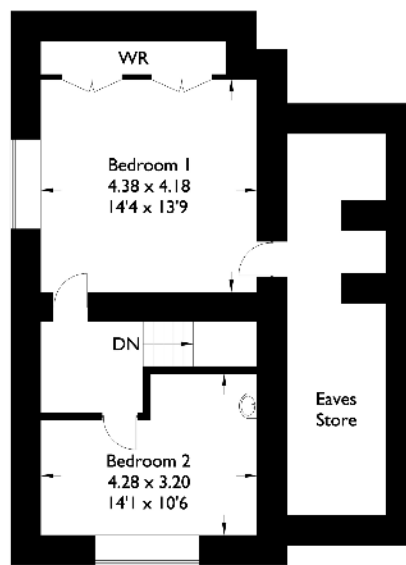


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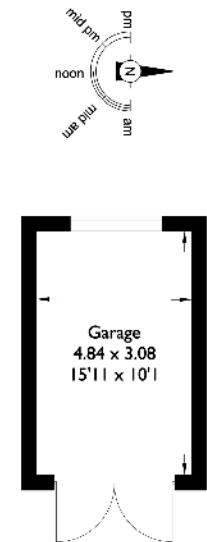
Approximate Gross Internal Area : 129.01 sq m / 1388.65 sq ft  
 Garage : 14.90 sq m / 160.38 sq ft  
 Total : 143.91 sq m / 1549.03 sq ft



Ground Floor

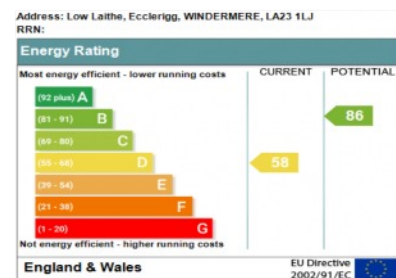


First Floor



Garage

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



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.