



Stonecroft Elleray, Windermere

£570,000





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.

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. 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.

Externally, the property enjoys beautifully planted mature gardens providing a variety of outdoor seating areas together with lawned and artificial grass sections ideal for relaxing and entertaining. The rear garden also benefits from useful external storage and an outhouse housing the boiler. To the front, a bordered driveway provides off-road parking, while the position of the property enjoys both morning and evening sunshine across different parts of the home and garden.

- 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





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

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is a requirement of the Anti-Money Laundering Regulations 2007.



WHAT3WORDS://cascade.touchy.workloads

Tenure: Freehold

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EPC RATING E

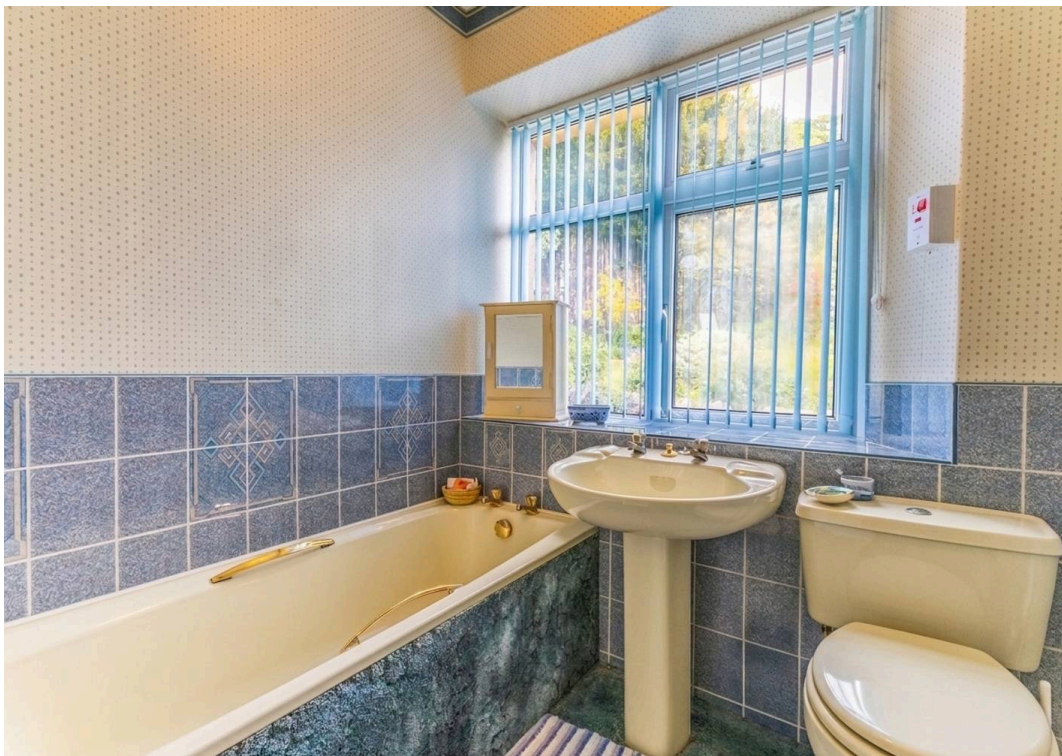
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TENURE: FREEHOLD

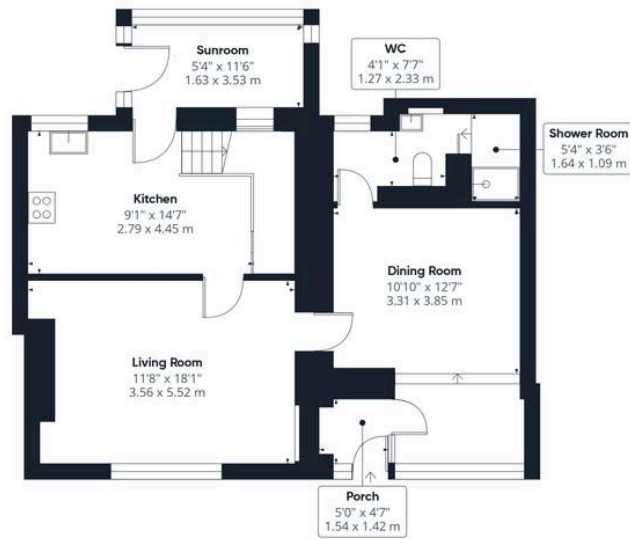
IDENTIFICATION CHECKS

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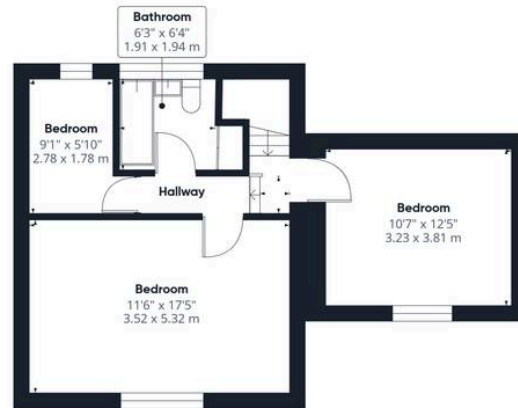








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1176 ft²
109.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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