



# 44 Ellerthwaite Road

Windermere, LA23 2BS

Guide Price £487,500

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Carefully upgraded and sympathetically modernised in recent years, 44 Ellerthwaite Road presents an excellent opportunity to acquire a substantial and versatile Lakeland property, providing well-proportioned family accommodation arranged over three floors, together with a useful basement room. The property offers four generously proportioned double bedrooms, all benefiting from en-suite facilities, in addition to a house bathroom and separate WC, providing a particularly flexible layout ideally suited to modern family living, or potential holiday letting. Throughout, the property has been attractively presented and tastefully decorated, successfully combining traditional character with modern-day convenience. The accommodation benefits from gas-fired central heating and replacement UPVC double glazing, whilst retaining a number of attractive period-style features. The overall presentation provides a comfortable and appealing home which is ready for immediate occupation.

Occupying a highly sought-after and exceptionally convenient central village position, the property is ideally placed for enjoying all that Windermere has to offer. The extensive range of independent shops, restaurants, cafés, bars and everyday amenities are quite literally on the doorstep. This attractive traditional Lakeland-style property enjoys a prime position in the heart of Windermere village, making it particularly well placed for both permanent residence and a desirable holiday let. A comprehensive range of local amenities and renowned tourist attractions are readily accessible, whilst schools, recreational parks and excellent transport links, including Windermere railway station, bus services and Lake Cruisers, are all within easy walking distance. The location therefore provides an excellent base from which to explore and enjoy the outstanding scenery, attractions and outdoor pursuits of the Lake District National Park.



## ACCOMMODATION

Attractive porch entrance with glazed inner door leading into a welcoming and characterful entrance hall, featuring cornice moulding, pitch pine staircase and wall and ceiling light points. The entrance hall provides an inviting first impression and gives access to the principal ground-floor accommodation.

## SITTING ROOM

A well-proportioned and attractive reception room opening into a wide bay window, creating a light and appealing living space. The room is attractively finished with cornice moulding, wall and ceiling light points, together with a contemporary fire surround and hearth housing a coal-effect gas fire, providing an attractive focal point to the room.



## DINING ROOM

A characterful and well-appointed dining room featuring original alcove cupboards either side of the fire surround (not currently in use), coving to the ceiling, useful window seat and laminate wood-effect flooring. The room provides an excellent space for both formal dining and relaxed family entertaining.



## KITCHEN

A well-appointed and practical kitchen fitted with an attractive range of modern units complemented by worktops, sink unit, cooker hood, electric oven and gas hob. Plumbing is provided for a dishwasher, whilst further features include tiled flooring and a UPVC double-glazed rear entrance door. The kitchen provides a functional space with scope for further personalisation if desired.



## CELLAR ROOM

Approached via stone steps from the kitchen, this particularly useful basement room offers reasonable head height and provides valuable additional internal storage or ancillary space with central heating radiator and electricity. The room is finished with an attractive slate tiled floor and offers excellent versatility for a variety of uses, subject to any necessary consents.

Stairs from the hallway lead up to the first floor.

## HOUSE BATHROOM

A well-appointed bathroom fitted with a white suite comprising wash hand basin and shaped panel bath with shower over. Further features include tiled flooring, chrome towel radiator, inset ceiling lighting and a generous shelved linen cupboard providing useful storage.



## SEPARATE WC

Contemporary wash hand basin and WC, together with tiled flooring.

### BEDROOM ONE

An excellent and generously proportioned double bedroom positioned to the front of the property, featuring two windows providing an attractive outlook over mature woodland and the beck. The fully tiled en-suite shower room is fitted with WC, wash hand basin, good-sized walk-in shower and towel radiator.



### BEDROOM TWO

A comfortable and well-proportioned double bedroom positioned to the rear of the property, with useful recess for wardrobe and en-suite shower room facilities. The shower room is fully tiled and been refurbished, providing a generous shower enclosure, WC, pedestal wash hand basin and towel radiator.

Stairs from the landing lead up to the second floor.

### BEDROOM THREE

A particularly generous double bedroom positioned to the front of the property, featuring a full-width dormer window providing an attractive elevated outlook across the village towards School Knott. The en-suite shower room is finished with attractive wall and floor tiling and provides a corner shower enclosure, WC, pedestal wash hand basin and towel radiator.



### BEDROOM FOUR

A fourth well-proportioned double bedroom positioned to the rear of the property, featuring a dormer window and providing comfortable and versatile additional bedroom accommodation. The en-suite shower room is finished with attractive wall and floor tiling and provides a shower enclosure, WC, pedestal wash hand basin and towel radiator.



### LANDING

Deep storage cupboard positioned on the half landing, providing useful additional household storage.

### OUTSIDE

A small but neatly presented front garden area is situated off Ellerthwaite Road, providing an attractive approach to the property. The paved and walled rear courtyard is accessed from Brook Road / Back Ellerthwaite Road and provides a surprisingly useful external space. Double timber gates provide the flexibility for the courtyard to be utilised as off-road parking, if required. Benefits from a sheltered seating and entertaining area, enjoying afternoon and evening sunshine. This adaptable outdoor space is particularly well suited to alfresco dining and relaxation. Within the rear courtyard is a useful outbuilding providing valuable storage and utility space, with room for a washing machine, freezer, workbench and additional equipment. Further external features include an outside tap and security lighting.





### TENURE

Freehold.

### SERVICES

All mains services connected. Gas-fired central heating.

### COUNCIL TAX BAND

E

### DIRECTIONS

what3words///argue.shining.glove

### BROADBAND

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)





Floor -1



Floor 0

Approximate total area<sup>(1)</sup>  
1455 ft<sup>2</sup>  
135.1 m<sup>2</sup>



Floor 2



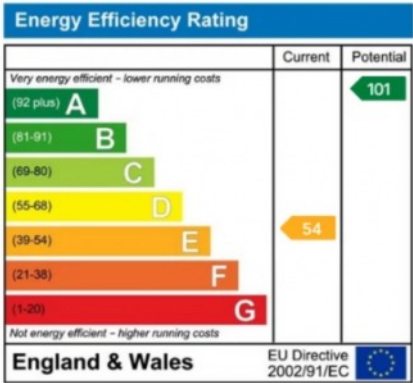
Floor 3

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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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.