



Wheelwrights House

Elterwater, Ambleside, LA22 9HS

Price £1,100 PCM to include Council Tax & Electric
(Holding fee applies)

Wheelwrights House

Elterwater

A unique opportunity to rent this two bed property as a Company Let, ideal for a Holiday Let or staff accommodation. This maisonette offers spacious accommodation over two floors. On entering the property you are welcomed in to the entrance hall which all rooms lead off. There is a modern fitted kitchen with gas hob, integrated appliances and free standing fridge/freezer. The spacious lounge offers dual aspect views over the local fells and has a gas stove fire to compliment. With two double bedrooms, one with wash basin the property is ideal for a staff accommodation or would make the ideal holiday home. Additionally there is two piece bathroom with separate WC. Spacious reception room located on the ground floor which could be used as a third bedroom or, TV room or snug.

The property is nestled in the heart of the Lake District National Park in the picturesque village of Elterwater, a much photographed and painted beauty spot in the Langdale Valley with endless fell and country walks from the doorstep. The amenities of Elterwater and Chapel Stile are close at hand and include public houses, primary school, church, café and a shop with a larger variety of amenities close by in the busy market town of Ambleside.



Accommodation

Stairs leading from parking bays up to

Entrance Porch

A useful porch with solid flooring, fitted seating and coat hooks.

Solid wood door in to

Hallway

Wood flooring, radiator, ceiling and wall light fittings, mounted coat hooks and stairs leading to lower ground floor.

Kitchen

10' x 9'08 (3.06m x 2.95m)

Fully fitted kitchen with a combination of wall, drawer and base units with extensive work surfaces incorporation a sink and drainer unit. There are integrated appliances including gas hob, electric double oven/grill, microwave, dishwasher and freestanding fridge/freezer. There is a double glazed window offering fantastic views towards the surrounding fells.



Lounge/Diner

17'10 x 11'10 (5.42m x 3.60m)

A fantastic living space with two double glazed windows offering dual aspect toward the fells. There are two fitted book shelves, fitted carpet, radiator, cushioned window seat and free standing gas stove fire.



Rear Bedroom

9'11 x 9'09 (3.01m x 2.97m)

Located of the lounge/diner this double bedroom has fitted carpet, natural décor, wall mounted storage cupboard and radiator.

Front Bedroom

11'8 x 9'11 (3.55m x 3.01m)

A generously proportioned double room with fitted carpet, neutral décor, double glazed window, vanity wash basin and double bed frame with mattress.

Stairs & Landing

Stairs and mid landing located off the hallway leading on to

Separate WC

A separate WC with vinyl flooring double glazed window, curtain rail and curtains.

TV Room/ Snug

15'08 x 12'03 (4.78m x 3.74m)

An additional spacious room with fitted shelving. Store cupboard/room housing the oil central heating boiler. Fitted carpet, neutral décor and radiators. This room has the flexibility and potential to be used in a number of ways.



Bathroom

A modern two piece suite comprising of panelled bath with electric shower unit over, wash basin with mirror over, heated towel rail, tiled walls and vinyl flooring.

Utility Room

Positioned off the Snug, this useful space offers extensive fitted shelving, an automatic washing machine and tumble dryer.

Outside

There are two allocated parking bays, small fenced area housing the Calor gas cylinders, oil drum for central heating and recycling bins.

Directions

From our Ambleside office on Kelsick Road head along the A593 towards Skelwith Bridge. On approaching The Skelwith Bridge Hotel, turn right and continue forward into Elterwater, once you arrive into Elterwater, continue down the hill towards The Langdale Hotel & Spa, before arriving turn left on to Main Street, then take the first right (behind Good Life Cottage office). Wheelwrights House is the first property on the right.

Services

Mains Water & Electric (Electric rates included)
Calor Gas
Oil Central Heating

EPC Rating

F

Any Other Relevant Info

A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.

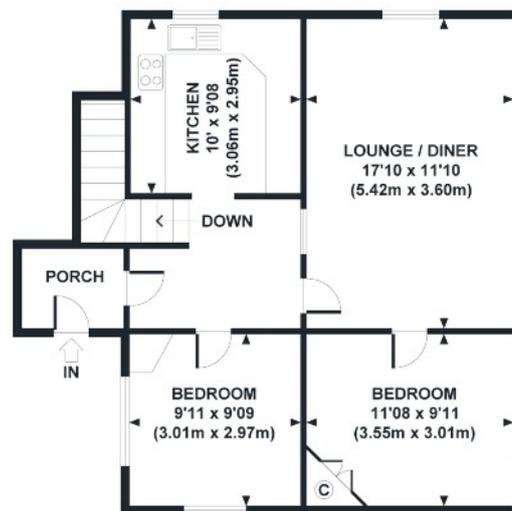
Company Lets Only

Electric Rates & Council Tax Included In Rent (Reviewed 6 monthly)

WHEELWRIGHTS HOUSE, ELTERWATER



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 445 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 665 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT / 103.12 SQ M
For illustrative purposes only. Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

