



**HACKNEY
& LEIGH**
Sales



Ambleside

£450,000

Aubrey
Millans Park
Ambleside
Cumbria
LA22 9AD

Quietly placed close to the heart of Ambleside, this attractive 4 double bedoomed stone built terraced cottage would now stand some updating but offers excellent accommodation over three stories which includes a hall, 2 reception rooms, a kitchen, office, 4 double bedrooms, a bathroom and yard. Perfect as a family home with space in which to work from home, a superbly placed holiday let or idyllic weekend retreat.

Some may wish to consider updating elements such as the kitchen and bathroom, others may want to go as far as re-designing or even extending (subject to consent) but you can step from the door and within a few moments be in the middle of beautiful Ambleside, hike the high fells which surround it or stroll down to the lake shore safe in the knowledge that a welcoming home awaits your return.

Property Ref: AM3782

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Dining Room

Location Aubrey is located very close to the centre of Ambleside and can be approached from the south via Rothay Road leading along the one way system onto Compston Road. Turn left immediately before Zeffirellis cinema and second left into Millans Park. Aubrey can be found on the left hand side opposite the entrance to Millans Court.

Description This attractive stone built cottage sits in a short terrace of three, quietly situated in pleasant residential surroundings and yet only yards away from the thriving centre of Ambleside where a variety of shops, traditional Lakeland Inns and even a range of cinema screens await. It is always nice to know that you have everything on hand. It is even nicer when that "everything" includes a superb variety of stunning fell walks and the peaceful shores of lake Windermere all just a short stroll away.

Built over three stories some 150 years ago or so, this much loved terraced cottage would now stand some updating, but offers well balanced accommodation throughout, equally suited as a permanent home for a growing family as it is to holiday letting or for enjoyment as a weekend retreat.

There is space in which to work from home for those lucky enough to be able to do that and enjoy all of the benefits which go with living in arguably the most beautiful National Park we have, and whilst Aubrey would now stand some updating, there is also scope to improve and even re-design if desired. The present layout includes a hall, two reception rooms, a kitchen and an office or store on the ground floor which we believe may be timber built.

There is a case for extending the kitchen into this area (subject to any necessary consents being obtained of course), whilst others might prefer to consider opening up the living space. The four double bedrooms each have wash basins within them and there is a bathroom on the first floor. Some of the bedrooms may be considered ample enough to accommodate an en-suite if desired.

The gardens are easily maintained and there is a residents car parking scheme in operation on Millans Park.

A superb opportunity, come and see for yourself.

Accommodation (with approximate dimensions)

Porch Light and airy with space for coats and boots.

Hallway With a radiator and stairs leading to the first floor.

Sitting Room 11' 2" x 11' 1" (3.42m x 3.38m) This is a welcoming room in which to gather with friends and family having an open fire with tiled hearth and surrounds as well as a radiator for those cooler evenings.

Dining Room 11' 9" x 12' 0" (3.59m x 3.66m) With space to dine and having a Baxi Bermuda gas fire (now disconnected), a radiator and an integrated cupboard housing the Worcester boiler.

Office 7' 0" x 6' 6" (2.14m x 2m) Light and airy and having a glazed external door to the rear, this might make an ideal home office for those lucky enough to be able to work from home.



Kitchen

Kitchen 8' 7" x 6' 4" (2.62m x 1.95m) Part tiled and with wall and base units having complementary work surfaces with an integrated stainless steel sink and drainer. The under stair area provides additional storage space.

First Floor

Half Landing

Bathroom Part tiled and having a three piece suite comprising a panelled bath with Mira shower over, a pedestal wash hand basin, and WC. Also with a radiator.

Landing With stairs leading to the second floor.

Bedroom 1 11' 8" x 8' 8" (3.56m x 2.65m) A double room with a pedestal wash hand basin with mirror and light over, and having a radiator.

Bedroom 2 14' 7" x 11' 4" (4.47m x 3.47m) A lovely bright room with a full range of built in wardrobes with top cupboards, double radiator, wash basin and telephone point.

Second Floor

Landing With Velux style window and loft access point.

Bedroom 3 11' 8" x 8' 7" (3.56m x 2.64m) A lovely light double room having a pedestal wash hand basin with mirror and light over, and also with a radiator and Velux style window.

Bedroom 4 11' 3" x 14' 8" (3.43m x 4.49m) A bright and spacious family bedroom currently accommodating both a double and twin beds and benefitting from a pedestal wash hand basin with mirror and light over. With a sloping ceiling, a window and 2 radiators.

Outside

Parking Millans Park benefits from a residents car parking scheme which allows for two vehicles to be parked on the roadside.

Garden With a front patio bordered with established shrubs, in addition to a rear private patio having space to sit, and benefitting from an outdoor store (1.5m x 0.85m) ideal for housing gardening equipment.

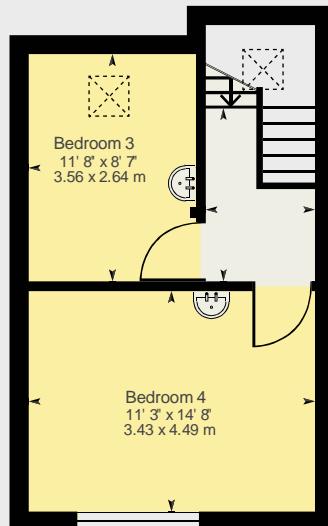
Services The property is connected to mains electricity, gas, water and drainage.

Tenure Freehold

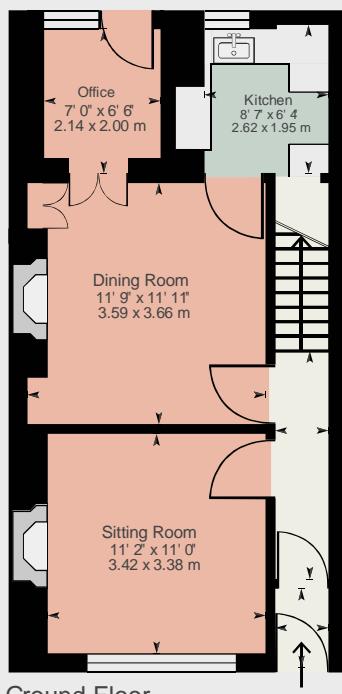
Council Tax South Lakeland District Council - Band D

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

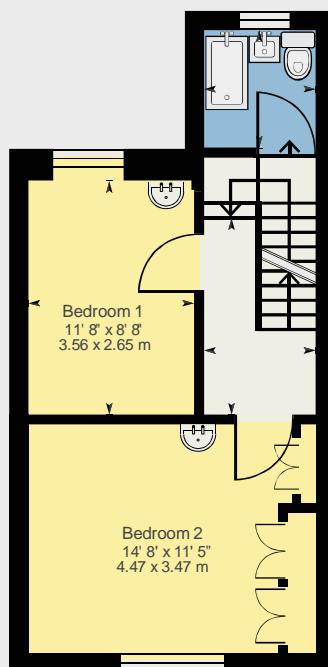
Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



2nd Floor



Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floorplan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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