



Ambleside

£450,000

Clovelly
1 Swiss Villas
Vicarage Road
Ambleside
Cumbria
LA22 9AE

Quietly placed close to the village centre and enjoying very pleasant views, this traditional stone built Lakeland Cottage offers bright and adaptable 4 or 5 bed roomed accommodation which is simply perfect whether you are seeking a home with excellent work space, a splendidly positioned holiday let, a peaceful weekend retreat or even an HMO (for which a license is held). Whilst in need of some updating, this is an attractive home which should not be missed.

With a hall, living room, kitchen, utility and shower on the ground floor, a 5th bedroom or office below and four double bedrooms and a second shower over two stories above, this is not a cottage which is short on either space or potential. Come and see for yourself.

Property Ref: AM3796





Breakfast Kitchen



First Floor Landing



Bedroom 2

Location Situated in a central yet peaceful area of the village. From the office proceed onto Compston Road, and on reaching Zeffirelli's Cinema turn right and then immediately left onto Vicarage Road. The property can be found almost immediately on the right hand side in an elevated position.

Description Wonderfully placed, being elevated above the short cul de sac which links the village centre with beautiful Ambleside Park, Clovelly is in the perfect spot for enjoying the combined delights of Ambleside and the wider Lake District National Park. With an extensive range of highly regarded restaurants, cafes, shops, Inns and even cinema screens virtually on the doorstep, your options for entertainment are almost as wide and varied as the wonderful walks accessible quite literally from the doorstep. You can hike the high fells, stroll alongside beautiful waterfalls or amble down to the lake shore all without troubling to find the car keys. The simply perfect setting whether you are seeking a family home (complete with potential work-from-home space), a peaceful weekend retreat or an ideal holiday let.

Clovelly has, until recently, been employed as a House of Multiple Occupation (HMO), serving as staff accommodation, and retains the license for such use should you wish to consider capitalising on this under-supplied resource, with plenty of demand for rooms from the local work force and Cumbria University students alike. The property would consequently now stand some updating and upgrading, leaving your imagination free to create the home of your dreams.

Entered via a hallway, there is a living room at the front with a dining kitchen beyond, supplemented by a utility room and shower room all on the ground floor. The basement room has a slightly restricted head height (6' 1"), but has been employed as a fifth bedroom previously, although it might equally suit as a home office or as a kids playroom.



Breakfast Kitchen

There are two double bedrooms on the first floor and two more on the top floor along with a second shower room. There are views to be enjoyed both front and rear and there is a store in the rear yard and residents/owners permit car parking on the surrounding roads.

Bring your imagination to the viewing and you will not be disappointed.

Accommodation (with approximate dimensions)

Canopy Porch The property sits behind a small elevated foregarden and has a canopy porch with a slate roof and an outside light point.

Entrance Hall Having a radiator.

Sitting Room 12' 0" into bay x 11' 10" max (3.66m into bay x 3.61m max) Previously utilised as a bedroom and having a window giving glimpses of Wansfell and having a double radiator. This room could perhaps be united with the kitchen area to the rear to provide a bright and spacious open plan layout if desired.

Breakfast Kitchen 11' 8" x 11' 3" (3.56m x 3.43m) Enjoying a range of wall and base units with complementary work surfaces and having an integrated Lamona 4 ring electric hob with extractor fan over and a Lamona electric oven, a breakfast bar, a tiled floor and a double radiator.

Utility Room 8' 5" x 7' 1" (2.57m x 2.16m) A useful area having a stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, access to the rear yard, space for the storage of muddy boots and coats and also housing the Baxi central heating boiler.



Bedroom 3



Bedroom 4



Bedroom 1



Bedroom 5/Office



Second Floor Landing

Show Room 1 Having a three piece suite comprising a glazed and tiled shower cubicle, a pedestal wash hand basin and a WC. There is also an opaque window, an extractor fan, part tiled walls and beamed ceiling.

A flight of stairs leads down to

Bedroom 5 / Office 15' 2" max x 10' 1" max (4.62m max x 3.07m max) Previously utilised as a bedroom, this room would make an ideal office space or snug. Having a double radiator, two built in storage cupboards, a window and a beamed ceiling. Please note that there is a head height of approximately 1.8m (6' 1") below the beams.

Stairs from the entrance hall lead to

Half Landing

Show Room 2 Having a three piece suite comprising a tiled and glazed shower cubicle with a Mira Advance shower, a pedestal wash hand basin with light, mirror and shaver point over and a WC. There is also a ladder style heated towel rail, an opaque window and part tiled walls.

A small flight of stairs lead to

First floor landing

Bedroom 1 14' 10" max x 12' 1" into bay (4.52m max x 3.68m into bay) A double bedroom having a window, a wash hand basin with a mirror over and a double radiator.



Bedroom 2



Bedroom 3



Bedroom 4



Utility



Rear Elevation

Bedroom 2 11' 10" x 9' 4" (3.61m x 2.84m) A spacious and bright double bedroom having a window and a double radiator.

Second Floor Landing With a skylight on the half landing

Bedroom 3 15' 2" x 11' 10" (4.62m x 3.61m) A bright double room with a window giving views to Wansfell and having a double radiator and a wash hand basin with a mirror over.

Bedroom 4 11' 8" x 9' 7" (3.56m x 2.92m) A double room with views to Wansfell from the window and having a wash hand basin with mirror over and a radiator.

Outside To the rear of the property there is a private paved patio style yard.

Store Built in stone and slate and formally an outdoor WC (with WC still in situ) this store is perfect for the storage of outdoor equipment, bikes etc.

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

Tenure Freehold.

Council Tax Band E - South Lakeland District Council.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

For a Viewing Call 015394 32800



Shower Room 1



Shower Room 2

Swiss Villas, Ambleside, LA22

Approximate Area = 1392 sq ft / 129 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

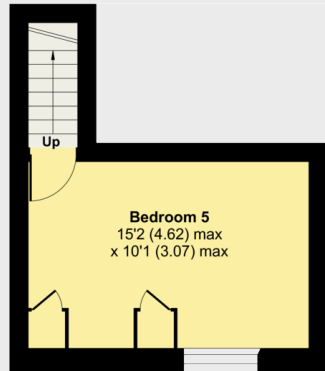
Outbuilding = 13 sq ft / 1 sq m

Total = 1459 sq ft / 135 sq m

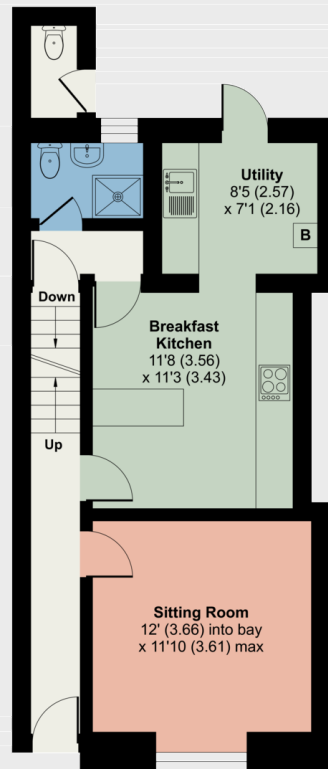
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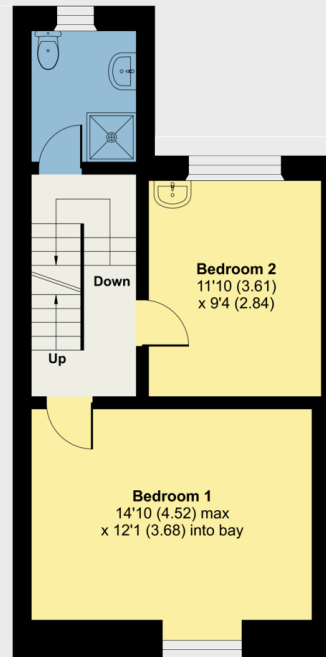
Denotes restricted
head height



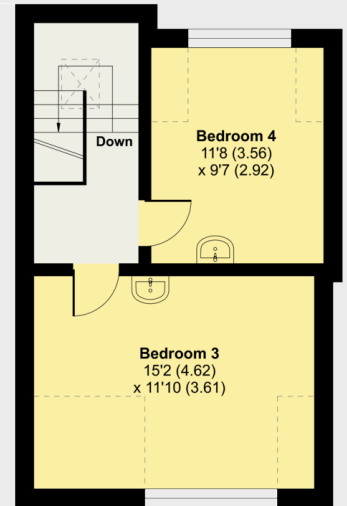
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2021. Produced for Hackney & Leigh. REF: 725506

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