



## Ambleside

**£695,000**

Amboseli Lodge  
Rothay Road  
Ambleside  
Cumbria  
LA22 0EE

Wonderfully placed and enjoying superb views front and rear, this 4 double bedroomed 4 bathroomed bright and sunny, west facing detached home, currently a highly popular B&B, includes 2 bay fronted reception rooms, a large conservatory, family kitchen, utility, private gardens and parking for 4 - all virtually in the heart of beautiful Ambleside.

With views over the park to the Parish Church, as well as both Loughrigg and Wansfell, this immaculate property offers ready access to all which Ambleside has to offer - which of course includes some of the most delightful walks alongside a wonderful array of amenities.

Property Ref: AM3802





Dining Room



Living Room



Kitchen

**Location** Amboseli Lodge is situated in the very heart of the Ambleside with all shops and amenities close at hand, and the local park just yards away. From Waterhead, proceed north on Lake Road passing Hayes Garden World; turn left into Wansfell Road and take the right hand lane, at the junction at the bottom of the hill turn right onto the one-way system into Rothay Road and Amboseli Lodge can be found a short way along on the right hand side. There are four private car parking spaces at the rear of the property accessed via Knott Street.

**Description** Splendidly placed close to the very heart of the village, this attractive home enjoys almost immediate access to a whole host of excellent amenities, from local independent shops and national chain retailers, highly regarded restaurants, cafes, traditional Inns and even cinema screens right through to some of the most magnificent walking country in the region, not to mention the shores of lake Windermere and numerous pretty waterfalls - all accessible on foot from the doorstep.

Bright and spacious, the sunny, west facing accommodation looks out over the village park and the attractive Parish Church to Nab Scar beyond with views which sweep around Loughrigg to Todd Crag whilst at the rear, lovely views of Wansfell are enjoyed.

Entered via a hallway, the ground floor accommodation includes a superb dual aspect bay fronted living room with a counter-balancing separate dining room or guests breakfast room with a second bay window. There is also a fitted breakfast kitchen, a utility room, a large and delightful conservatory, a double bedroom



Bedroom 2 - Loughrigg

and the house bathroom all on this level. The first floor offers three further double bedrooms all with proper en-suite bathrooms. With gardens front and rear and four car parking spaces at the rear, Amboseli Lodge, which has traded as a highly rated, welcoming and stylish small bed and breakfast for a number of years, has everything. The owners accommodation is delightfully independent of the guests accommodation in the present layout, offering excellent levels of both privacy and comfort. Come and see for yourself.

**Entrance Hallway** Light and airy with a useful integrated storage cupboard, ideal for coats and boots, and also having a radiator and downlights. Stairs lead to the first floor.

**Dining Room** 14' 4" x 11' 10" (4.37m x 3.63m) Wonderfully light thanks to the large bay window and with a delightful Church view, this is a very welcoming room in which to relax and dine. With a radiator and downlights.

**Family Kitchen** 19' 5" x 8' 5" (5.92m x 2.59m) With part tiled walls, and having timber wall and base units with complementary work surfaces incorporating a breakfast bar. Having a sink and a half with drainer and mixer tap, and with integrated appliances include a Bosch electric double oven, and fridge freezer, with a Neff four ring gas hob with extractor hood over, and a Hotpoint dishwasher. There is plenty of room in which to also sit and relax and glazed double doors lead to the conservatory - perfect for entertaining.

**Living Room** 22' 11" x 11' 10" (7.01m into bay x 3.63m) A warm



Rear Elevation and Garden



Living Room



Conservatory



Bedroom 4 En Suite

and welcoming dual aspect room having a Valor Gas living flame fire as well as two radiators for those cooler evenings. Enjoying Church views from the bay window, this is a lovely room in which to relax. Glazed sliding doors lead to the conservatory at the rear.

**Conservatory** 23' 1" x 9' 4" (7.06m x 2.87m) Wonderfully light and airy, being glazed on two sides with an opaque glazed roof and having a tiled floor which benefits from underfloor electric heating. Having two radiators for cooler evenings, and with external glazed doors which lead to the delightful garden beyond, this is a lovely space at any time of the day.

**Inner Hallway** With a window overlooking the garden, and having a radiator.

**Bedroom 1** 15' 8" x 9' 8" (4.80m x 2.95m) A lovely and light dual aspect double room, with a radiator and loft access point. Having a radiator and downlights.

**Bathroom** With part tiled walls and having a three piece suite comprising a panel bath with Mira shower over, a WC and a wash hand basin set within a vanity style unit. Also having loft access point and a radiator.

**Utility Room** 10' 0" x 4' 11" (3.05m max x 1.52m) With shelves providing additional storage space, plumbing for automatic washing machine and tumble dryer, and housing the Baxi gas boiler.



Conservatory



View from Property

**First Floor** With a bright landing with a very useful storage cupboard and access to the loft space. The roof space has power and lights and a Velux skylight and may provide potential for extending the accommodation subject to any relevant regulations being complied with.

**Bedroom 2 (Loughrigg)** 11' 10" x 10' 5" (3.63m x 3.18m) A bright and airy double room with a view of the Church and fells and having a radiator and downlights.

**En Suite for Bedroom 2** Having a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin with mirror and shaver point over, and a WC. With part tiled walls, heated ladder style towel rail/radiator, a Vent-Axia extractor fan and down lights.

**Bedroom 3 (Fairfield)** 11' 10" x 11' 1" (3.63m x 3.38m) A bright and welcoming double room benefitting from wonderful views beyond the Church to the fells. With a radiator and downlights.

**En Suite for Bedroom 3** Having part tiled walls and with a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin with mirror and shaver point above, and a WC. Also having a heated ladder style towel rail/ radiator, downlights and a Vent Axia extractor fan.

**Bedroom 4 (Wansfell)** 16' 6" x 9' 1" (5.03m max x 2.77m max) A spacious double room, wonderfully light thanks to the two windows overlooking the garden and to Wansfell beyond. With a radiator and having downlights.



Bedroom 4 - Wansfell



Office Area



Owners Bedroom 1



En Suite for Bedroom 3

**En Suite for Bedroom 4** Having a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin with mirror and shaver point over, and a WC. With part tiled walls, heated ladder style towel rail/radiator, down lights and Monsoon extractor fan.

#### Outside

**Garden** With easily maintained patio garden to the front complete with seating area, ideal for putting on walking boots ahead of a day on the fells. To the rear of the property there is a delightful, well maintained garden with gravel and patio areas providing ample places to sit, perhaps with a morning coffee, whilst enjoying the plants and visiting birds. A timber shed provides storage for garden and outdoor equipment.

**Parking** There are four private car parking spaces at the rear of the property accessed via Knott Street.

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

**Tenure** Freehold.

**Council Tax** South Lakeland District Council - Band F

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

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



Rear Elevation and Garden

For a Viewing Call 015394 32800



Dining Room

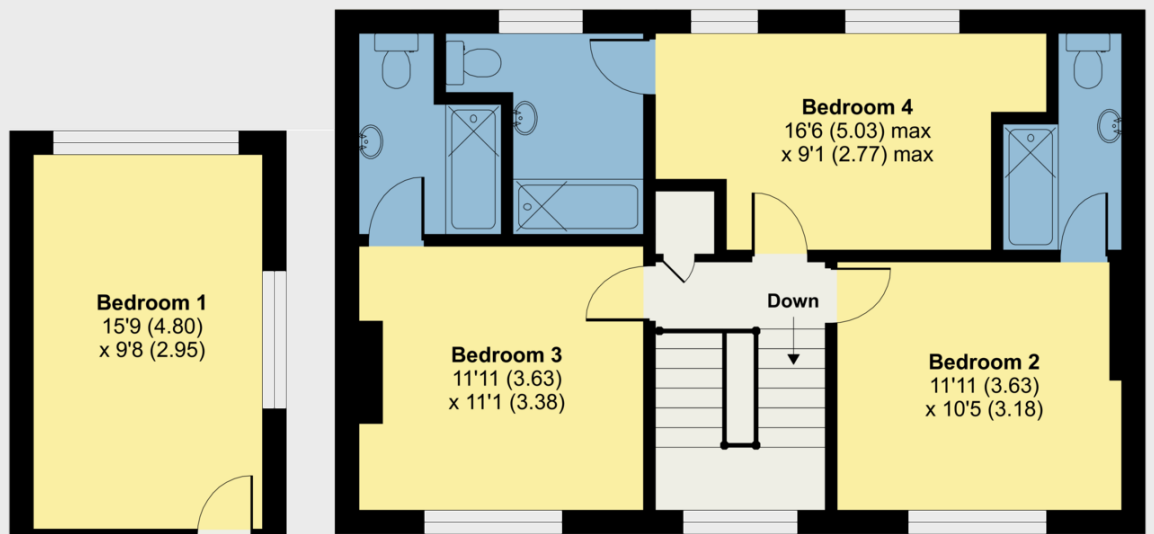


Bedroom 3 - Fairfield

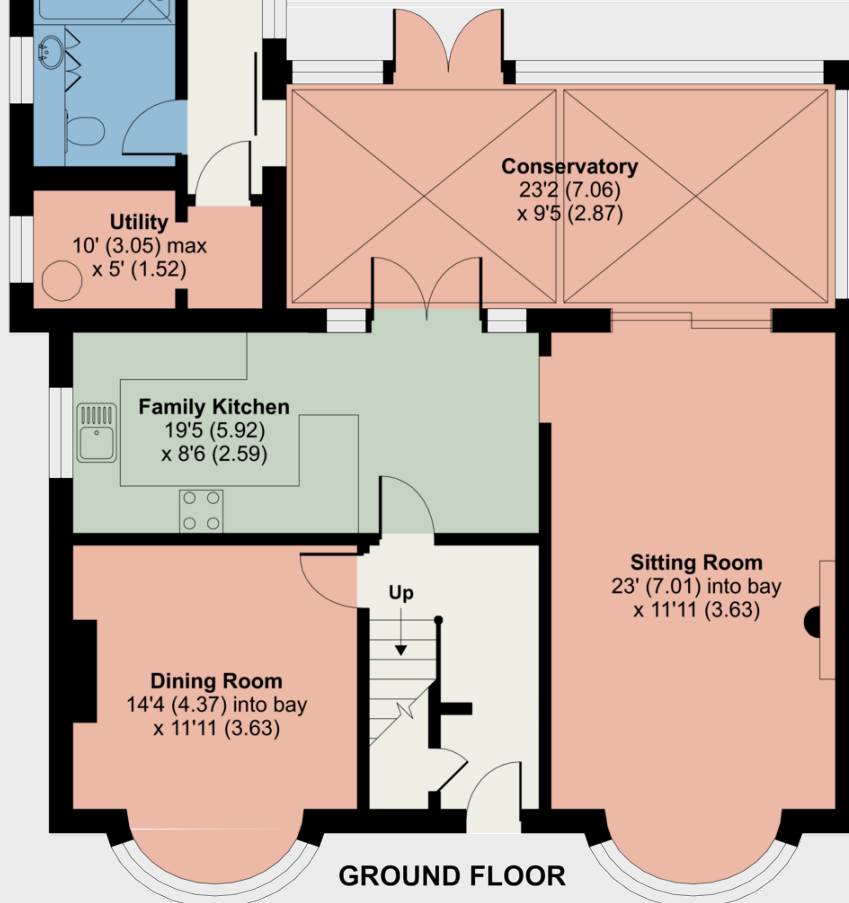
# Amboseli Lodge, Rothay Road, Ambleside, LA22

Approximate Area = 1898 sq ft / 176.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 736291

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.