



## Ambleside

**£285,000**

2 Cambridge Villas  
Church Street  
Ambleside  
Cumbria  
LA22 9DL

Tired of the rat race and dreaming of a new lifestyle? Affordable and realistic options are sadly few and far between, but taking the lease on this superb 6 bedrooomed Guesthouse in the heart of beautiful Ambleside could be the answer to all your dreams.

With a highly regarded local trust as landlords and a rent of just £10,000 pa, a great deal of stress has already been removed, but combine that with the immaculate accommodation on offer here together with the picturesque surroundings and you would be foolish not to come and view.

Property Ref: AM3856





Guest Bedroom 3



Conservatory



Owners Accommodation Sitting Area

**Location** 2 Cambridge Villas is situated in the very heart of the Ambleside with all shops and amenities close at hand, and the local park and putting green just 100 yards away. Church Street is approached off Lake Road by turning right at The Royal Oak. The property is situated on the left hand side at the bottom of the road close to the very heart of this lovely market town.

**Description** For those looking for an escape from the daily stress of modern life, running a guesthouse in the heart of The English Lake District must be one of the great daydreams for many a hard working commuter. So, what is holding them back? Well quite often it is simply that the initial outlay to get into the business can be prohibitive. However, 2 Cambridge Villas may just be the answer to those dreams.

This immaculate and attractive stone built terraced property is held on a 12 year lease from The Kelsick Trust from 12th May 2015 at an annual rent of just £10,000 (you could barely rent a simple two or three bedroomed cottage for less locally) and the current owners have enjoyed an excellent return for their efforts in creating a simply splendid guesthouse here in the heart of the National Park. A new 12 year lease is currently being negotiated.

The Kelsick Trust was founded nearly 300 years ago essentially to provide education for the young of the town back then, and the revenue raised today from their local investments is still given back to the community in the form of educational grants. As a consequence, this charitable trust is regarded as one of the best landlords locally for their long term vision and standing in the community.

Currently trading well below the VAT level as the current owners operate only for a few months each year as their lifestyle choice, there is plenty of scope to take the already impressive income up to the next level if desired. The current owners already enjoy a healthy and steady annual turnover



Owners Accommodation Kitchen/ Living Area

which in the year ending March 2022 was close on £60,000 (plus just over £10,000 of coronavirus grant aid) based on just 8 months trading, £34,000 in 2021 (plus over £15,000 of coronavirus grant aid) based on just 4 months trading. The current owners have also chosen to only let 4 of the letting bedrooms, for some it is really all about the lifestyle whilst earning a tidy supplemental income! Trading Accounts are available to genuinely interested parties.

The guesthouse already benefits from a great deal of repeat business with many guests returning year after year. This is not difficult to understand as anyone who views will quickly appreciate. Immaculately and stylishly presented, the three storey accommodation is just the right size to be comfortably run by a couple and includes a porch, entrance hall, guests dining/breakfast room, family style kitchen/owners living room, conservatory and laundry/drying room on the ground floor with two en-suite letting bedrooms on the first floor (one double and one family room) along with the owners bedroom suite. There is a further family room and two more double bedrooms on the top floor, a large lockable store perfect for guests bikes etc in the rear yard and the current owners rent four allocated car parking spaces locally for their guests to supplement the two spaces which they and their predecessors have enjoyed at the rear of the property (see below). The premises are offered fully furnished in the public areas.

Ambleside enjoys an all year round tourist trade, and is a bustling little market town at the very heart of the Lake District National Park, which was afforded World Heritage Site status in 2017 which will inevitably attract yet more visitors from around the globe in the coming years. Despite its prominent setting, 2 Cambridge Villas remains a lovely peaceful spot in which to reside with beautiful fells and lakes all around you and a real community to settle into. The perfect combination. Why not come and see for yourself?



Dining Room



Sitting Area Guest Bedroom 1



Guest Bedroom 5



#### Accommodation (with approximate dimensions)

##### Ground Floor

**Entrance Porch** Perfect for the removal and storage of wet or muddy boots and coats.

**Entrance Hall** Having a double radiator and stairs to first floor.

**Dining Room** 15' 5" x 12' 11" (4.70m into bay x 3.94m max) A bright room enjoying a large bay window, a decorative fireplace with electric effect stove and attractive coving and picture rail details to the walls. Also having a double radiator. The room comfortably provides 12 covers.

##### Owners Accommodation

**Open Plan Sitting Room and Kitchen** 19' 5" x 13' 10" (5.92m max x 4.24m)

**Sitting Area** A spacious room having useful built in shelving, an integrated storage cupboard and a radiator. Also giving access to the rear yard and to the conservatory.

**Kitchen Area** Open plan with the sitting area and having a range of stylish wall and base units with complementary work surfaces and benefitting from an integrated Blomberg fridge/freezer, a Neff electric oven with separate grill, a Baumatic 6 ring gas hob with hood over and a stainless steel sink and a half with mixer tap and drainer, and part tiled walls.

**Conservatory** 10' 0" x 7' 6" (3.05m x 2.29m) Light and airy, this is a lovely addition to the living space and having light and power points, fitted blinds, a tiled floor and access to the rear yard. Also benefitting from underfloor heating.

**Laundry Room** 7' 6" x 6' 11" (2.31m x 2.13m) Perfect for a busy guest house and having two windows, plumbing for two automatic washing machines, provision for a tumble dryer, light and power points, a radiator, a



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Dining Room

WC with wash hand basin and an Xpelair extractor fan. The room also doubles as a drying room.

#### First Floor

**Landing** Having an integrated cupboard housing the hot water cylinder, and a radiator.

**Guest Bedroom 1** 16' 9" x 12' 11" (5.13m into bay x 3.94m max) A beautiful and bright bedroom that can be utilised as a twin or double and enjoys a large bay window with glimpses of Loughrigg from the window seat. Also having a radiator for those cooler evenings.

**En Suite Shower Room** Having a three piece suite comprising a large tiled and glazed shower unit, a modern circular wash hand basin with light, mirror and shaver point over and a WC. Also having a Sector extractor fan, a ladder style heated towel rail and tiled walls and floor.

**Guest Bedroom 2** 13' 3" x 12' 11" (4.04m max x 3.96m max) A spacious and versatile room that can either accommodate a family or three singles and having views over the rooftops to Wansfell beyond and a double radiator.

**En Suite Shower Room** Having a three piece suite comprising a glazed and tiled shower cubicle with rainfall shower head with separate attachment and multi jet system, a pedestal wash hand basin with light, mirror and shaver point over and a WC. Also having an extractor fan.

**Owners Accommodation Bedroom 6 Suite** 20' 6" x 7' 6" (6.27m x 2.29m) A double room with adjoining dressing / shower room area having a tiled and glazed shower cubicle with rainfall shower and separate shower attachment, pedestal wash hand basin set above a vanity style cupboard unit, double radiator, two windows looking to Wansfell, a ladder style



Guest Bedroom 4



Guest Bedroom 1 Ensuite



Owners Accommodation Sitting Area



Guest Bedroom 4

heated towel rail and a useful built in storage cupboard (currently used as a linen cupboard for the guest house), with additional useful small loft storage space accessed just above.. There is also a separate en-suite WC with a wash hand basin, ladder style heated towel rail and a window.

#### Second Floor

**Guest Bedroom 3** 11' 6" x 9' 3" (3.53m x 2.84m) A beautiful double room enjoying views of Loughrigg and having a tiled and glazed shower unit, a pedestal wash hand basin set above a vanity style unit with light, mirror and shaver point over and a radiator.

**En Suite WC** Having a separate WC with tiled walls.

**Guest Bedroom 4** 11' 6" x 9' 8" (3.53m x 2.97m) A lovely double room enjoying glimpses of Loughrigg and having a wash hand basin set above a vanity style unit with mixer tap and light, mirror and shaver point over, and a radiator.

**En Suite Shower Room** Having a two piece suite comprising a tiled and glazed shower cubicle and a WC and having a Sector extractor fan and tiled walls.

**Guest Bedroom 5** 19' 5" x 11' 10" (5.94m max x 3.61m max) A light, bright and spacious family bedroom currently furnished with a double bed and two single beds. Enjoying views over the rooftops to Wansfell and having two windows and two radiators.

**En Suite Shower Room** Having a three piece suite comprising a glazed and tiled shower cubicle with Mira sport shower, a pedestal wash hand basin and a WC. With a radiator, a Sector extractor fan, and tiled walls and floor.

**Outside** To the front of the property there is a small patio area and to the



Rear Patio

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Owners Accommodation Sitting Area

rear there is a private paved yard, ideal for enjoying an evening glass of wine after a day's work. There is also a useful detached timber store (2.4m x2m) perfect for safely accommodating guests bikes etc.

**Car Parking** The current owners and their predecessors have enjoyed the use of two car parking spaces immediately to the rear of the property. These do not form part of the lease and are utilised informally. The present owners currently rent four car parking spaces at the nearby local football ground at an annual rent of £350 per space for the benefit of guests. We are given to understand that this arrangement may continue for the new owners if desired.

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

**Tenure** The property is held on a 12 year renewable lease from 12th May 2015 at an annual rent of £10,000 with reviews every three years. A new 12 year lease is currently being negotiated. The tenant is responsible for repair and insurance. The landlords are Kelsick's Educational Foundation.

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

**Council Tax and Business Rates** Owners accommodation - Band A - South Lakeland District Council.

**Business Rates** - The property has a rateable value of £8,000 with the amount payable for 2017/18 being £3,832. The current owners receive small business rate relief, so no charge is levied.

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



Guest Bedroom 4



Guest Bedroom 3

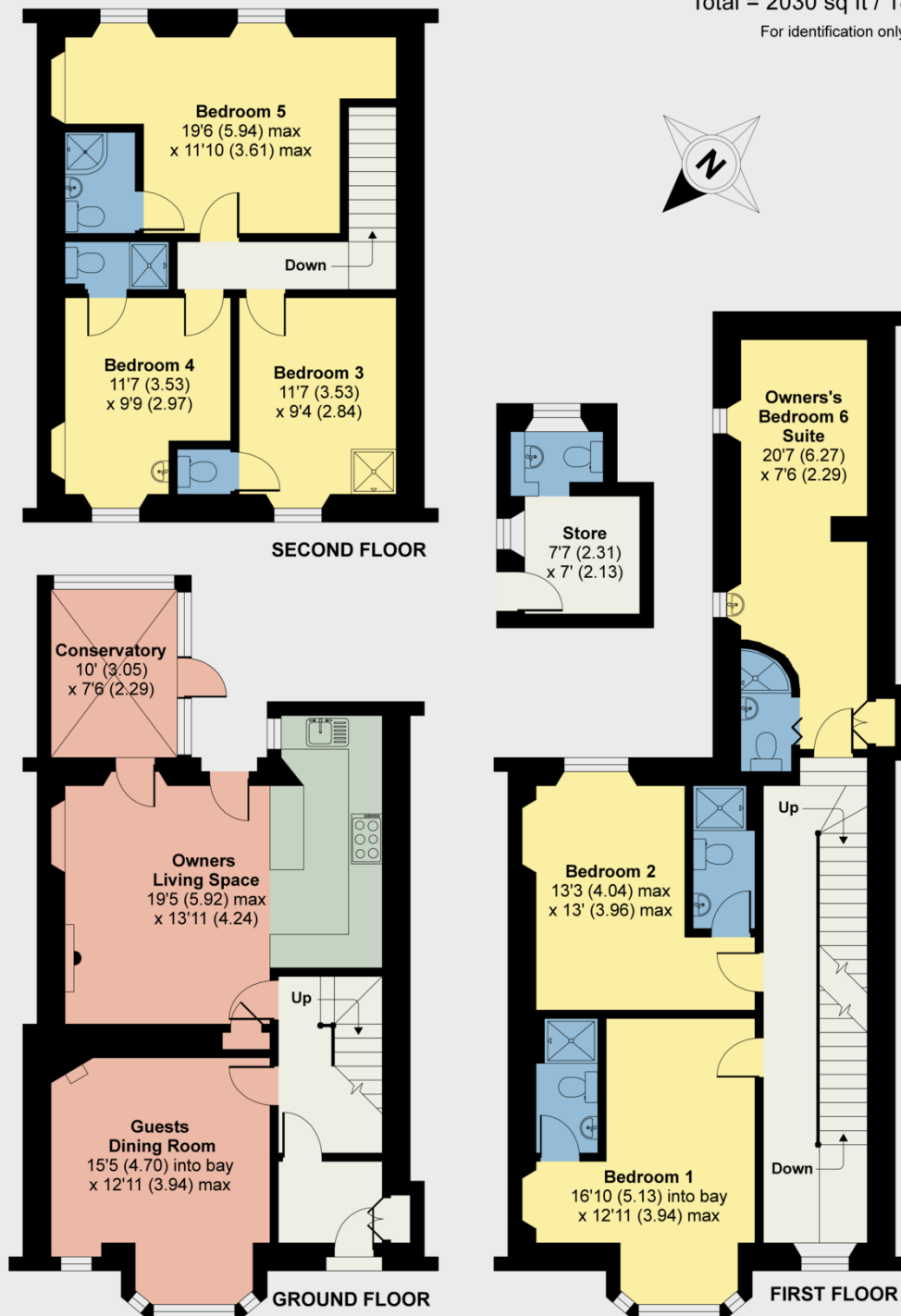
## 2 Cambridge Villas, Church Street, Ambleside, LA22

Approximate Area = 1961 sq ft / 182.2 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 2030 sq ft / 188.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 838094

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