



Ambleside

£450,000

Brookfield
7 Millans Park
Ambleside
Cumbria
LA22 9AG

This attractive stone and slate terraced cottage enjoys a winning combination of bright and spacious accommodation in a quiet residential setting with proximity and accessibility not only to central Ambleside but the wonderful array of fell walks which surround it. With 3 double bedrooms and 2 bathrooms this is the perfect holiday let, weekend retreat or family home.

The accommodation includes a wonderful open plan sitting room/dining room with a central staircase, an extended kitchen plus a separate utility/games room on the lower ground floor, with a double bedroom on the first floor alongside two bathrooms with two further double bedrooms above. There is a useful outside store, and a tidy patio style garden.

Property Ref: AM3862





Sitting Room

Location By car, Millans Park is approached off Compston Road on the one way system which runs through the centre of Ambleside from the south. Turn left by Zeffirellis Cinema and follow the one way system around Millans Park and Brookfield can be found on the left hand side near the far end. On foot from our Ambleside office, stroll around the corner on your right on leaving the office, walk straight ahead and the cottage is a found short way along on your right.

Description This attractive stone and slate built mid- terraced cottage has, in recent years, undergone sympathetic redesign to create a popular holiday let (www.cottages.com) close to the very heart of beautiful Ambleside. Now offering three double bedrooms and two bathrooms, the accommodation is now splendidly balanced to suit modern requirements, be that as a superb holiday let, a peaceful weekend retreat or as a splendid family home.

The bright accommodation includes an open plan sitting room/dining room partially divided by a central staircase, offering plenty of opportunity for relaxation and dining, with an extended kitchen beyond. The lower floor basement room is currently employed as a Utility/Games Room. The first floor has been thoughtfully re-designed to include two bathrooms alongside a double bedroom with two further double bedrooms above enjoying lovely views to both the front and rear over roof tops to Loughrigg and to Wansfell Pike. Outside is a very useful store, perfect for securely housing outdoor equipment, bikes, garden furniture etc and a flagged patio style garden.

You can step from the door and literally within seconds be in the heart of the village, although you would not guess that such a thriving community was on the doorstep from within. Ambleside offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland Inns, not to mention a surprising selection of cinema screens. You can hike any of the surrounding fells, amble down to the lake shore or wander alongside pretty waterfalls, all without troubling to find the car keys.

Your dream Lakeland Home? Come and see for yourself.

Millans Park operates a residents car parking scheme.

Semi - Open Plan Living Space: Living Area 10' 11" x 10' 2" (3.35m max x 3.10m min) A warm and welcoming room, with lovely ornate cast iron fireplace with decorative inset tiles, timber mantle and surround, ideal for cosy nights in with friends and family. With a window to the front, a radiator and stairs to the first floor.

Dining Area 11' 8" x 11' 3" (3.58m max x 3.43m max) A bright room with ample space to dine, with slate flagged floor and a door giving access to the basement Games Room/Utility.

Kitchen 23' 1" x 4' 9" (7.06m x 1.47m) This extended kitchen includes wall and base units with complementary work surfaces incorporating a breakfast bar and stainless steel sink and drainer with mixer tap. Integrated appliances include a 4 ring Whirlpool gas hob, set above a separate Whirlpool electric oven, an undercounter Indesit fridge and a Bosch dishwasher. Also having a



Bedroom 2

tiled floor, two radiators, down lights and an external door to the rear patio.

Lower Ground Floor Games Room/ Utility 12' 11" x 11' 3" (3.96m max x 3.43m max) With base units having a complementary work top with an integrated stainless steel sink and drainer and having plumbing for an automatic washing machine, as well as provision for a dryer. There is an integrated under stair cupboard, slate floor and a radiator.

First Floor Landing

Bathroom 1 With part tiled walls and having a three piece suite comprising a panel bath with Mira shower over, a pedestal wash hand basin with shaver point close by, and a WC. Having a tiled floor, a heated ladder style towel rail/ radiator, a Marley extractor fan, window and downlights.

Bathroom 2 With part tiled walls and having a three piece suite comprising a panel bath with Mira shower over, a pedestal wash hand basin with shaver point close by, and a WC. Having a tiled floor, a heated ladder style towel rail/ radiator, a Marley extractor fan, window and downlights.

Bedroom 1 10' 11" x 10' 2" (3.33m x 3.12m) A lovely light airy spacious double bedroom, with a view to the front and having a radiator.

Second Floor Landing

Bedroom 2 10' 2" x 10' 9" (3.12m x 3.30m) A double room with

views over Millans Park to Loughrigg, having an integrated wardrobe and a radiator.

Bedroom 3 11' 3" x 10' 9" (3.43m x 3.30m) A lovely light room, enjoying view to Wansfell and also having an integrated wardrobe and a radiator.

Outside

Garden With easily managed front patio in addition to a rear private flagged patio having space to sit, and benefitting from an outdoor store ideal for securely housing outdoor equipment.

Parking Millans Park benefits from a residents car parking scheme which allows for one residents and one visitors vehicle to be parked on the roadside, further details are available at Cumbria County Council.

Services Brookfield is connected to mains electricity, gas, water and drainage, having gas central heating to radiators throughout.

Business Rates The property has a rateable value of £5,400 with the amount payable to South Lakeland District Council for 2022/23 being £2,694.60
Small Business Rate relief may be available.

Tenure Freehold

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

Brookfield, 7 Millans Park, Ambleside, LA22

Approximate Area = 1111 sq ft / 103.2 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

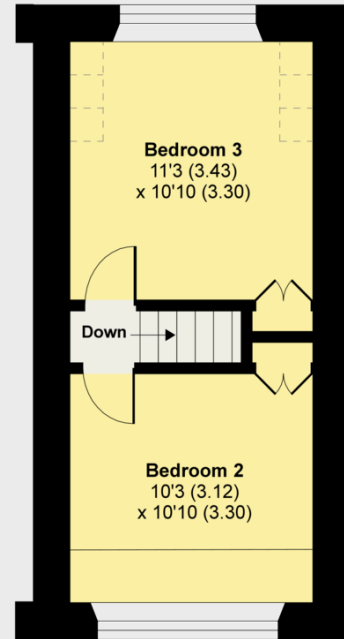
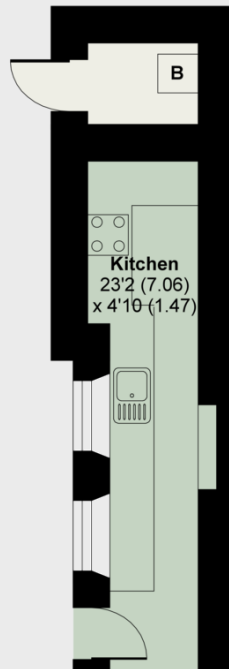
Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale

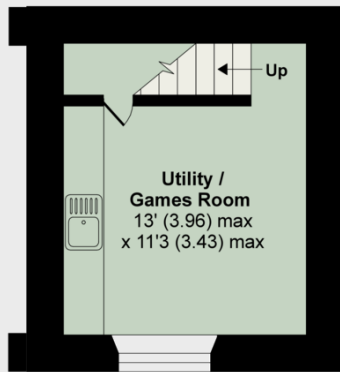


Denotes restricted head height

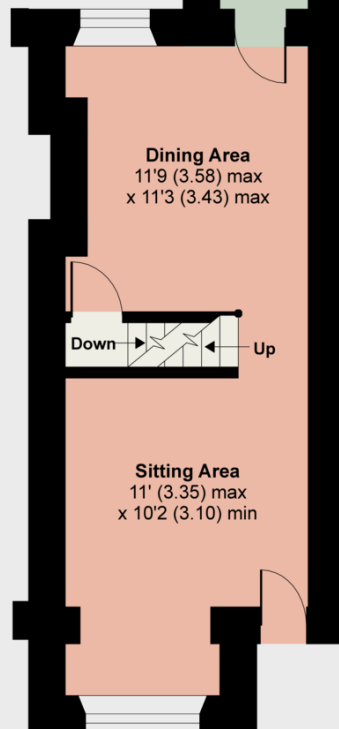
OUTBUILDING



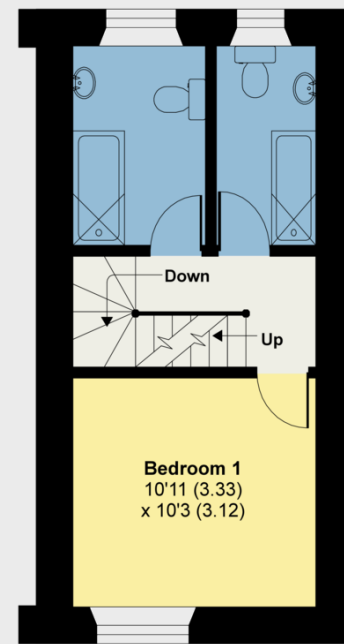
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 852445

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