



Ambleside

£350,000

Wansfell Loft
7 Wansfell Tower Court
Lake Road
Ambleside
Cumbria
LA22 0DD

Superbly improved and impeccably presented, this attractive and stylish two storey apartment includes 3 en-suite bedrooms, a lovely high ceiled sitting room, a spacious family kitchen, private parking and lovely fell views.

Located on the edge of Ambleside, a short stroll from both the lakeshore and the facilities of the village, Wansfell Loft will not fail to impress with its bright and spacious accommodation and welcoming feel. Simply perfect as a holiday let, permanent home or lock-up-and-leave weekend retreat in the Lake District National Park.

Property Ref: AM3876

3

3

1

E



Sitting Room

Location From the centre of Ambleside proceed south along Lake Road and Wansfell Tower Court can be found at the junction of the one way system opposite the filling station where Lake Road meets Wansfell Road. The apartment benefits from a private car parking space at the rear of the building.

Description Wansfell Tower Court itself is an attractive and distinctive building originally constructed, we understand, as a Catholic Seminary in stone and slate with attractive stone mullion windows featuring amongst its many attributes.

This bright two storey apartment has been superbly and stylishly improved in recent times to offer exceptional accommodation throughout. Approached via a well presented communal staircase to the first floor, the accommodation includes a private hallway, a lovely sitting room with an eye catching high vaulted ceiling, a well equipped and spacious family kitchen and three well proportioned bedrooms, each enjoying their own luxury en-suite facilities. The majority of the rooms enjoy delightful fell views over the neighbouring rooftops and there is a private allocated car parking space close to the main entrance door.

Very conveniently placed at the southern end of Ambleside and just a short stroll from the many and varied amenities on offer at the centre of the village, including shops, traditional Lakeland Inns, restaurants and a surprisingly impressive choice of cinema screens. Wansfell Loft is also just a short stroll from the shore of Lake Windermere and the passenger ferry jetty at Waterhead, whilst for the more adventurous, the Fairfield Horseshoe is just one of many

high fell walks also accessible on foot quite literally from the doorstep.

Ideal as a holiday let, permanent home (with home office potential), weekend retreat or long term let, Wansfell Loft is highly recommended for early viewing.

Accommodation (with approximate dimensions)

Communal Entrance Hall and Stairs to First Floor

Entrance Hallway A spacious hallway with two useful under stairs storage cupboards and a further cupboard housing hot water cylinder. There is a Hive central heating control unit and two radiators.

Sitting Room 15' 7" x 13' 3" (4.75m max x 4.04m min) A delightfully spacious room with a feature vaulted ceiling, two windows with secondary glazing having views over rooftops to Wansfell and a fireplace with a gas living flame stove. There is a television point and two radiators.

Bedroom 2 15' 4" x 8' 4" (4.67m max x 2.54m max) With lovely views over the rooftops to Wansfell this double bedroom has a television point and a radiator.

En-Suite Shower Room A modern suite comprising a walk-in shower, wash hand basin set within a vanity style unit and WC. There is a chrome ladder style radiator, tiling to the walls and floor and an extractor fan.



Family Kitchen

Family Kitchen 22' 5" x 9' 11" (6.83m x 3.02m) Located off a half landing, this lovely and spacious modern kitchen enjoys views over rooftops to Todd Cragg and Loughrigg and is equipped with a range of wall and base units with complimentary working surfaces and part tiled walls. There is a sink and a half with drainer and mixer tap and integral appliances including a Sharp fridge freezer, a Hoover washer drier, a Lamona dish washer, a Stoves New Home four ring gas hob with an extractor hood over and a Lamona electric oven. A further cupboard houses a Viessmann gas fired central heating boiler and there are two radiators, a tiled floor and an exposed beam.

Stairs to Top Floor With a Velux roof light.

Bedroom 1 12' 2" x 11' 9" (3.71m max x 3.58m max) A double bedroom with a fitted wardrobe and an eaves storage cupboard. There is a Velux roof light with views of the summit of Wansfell, a radiator and a television point.

En-Suite Shower Room A few steps lead down to the luxury en-suite shower room which includes a walk-in shower, wash hand basin and WC set into fitted furniture. There is a shaver socket, a chrome ladder style radiator, part-tiled walls and floor and a Velux roof light.

Bedroom 3 11' 4" x 8' 4" (3.45m x 2.54m) A splendid bedroom having a Velux roof light with delightful views of the summit of Wansfell. There is useful eaves storage and a radiator.

En-Suite Bathroom With a stylish three piece modern suite comprising a bath, WC and wash hand basin. The walls are part tiled and there is a ladder style radiator and an extractor fan.

Outside There is an allocated parking space at the rear of the property.

Services Mains gas, electricity, water and drainage are connected.

Tenure We understand the property to be Leasehold on the residue of a 999 year lease. The current monthly charge is £130 which covers management, maintenance and insurance of the building. The Wansfell Tower Court Management Company owns the freehold of the building and the owner of each apartment is automatically a shareholder in the Management Company.

Business Rates The property has a rateable value of £4,500 with the amount payable to South Lakeland District Council for 2022/23 being £2245.50

Small Business Rate Relief may be available.

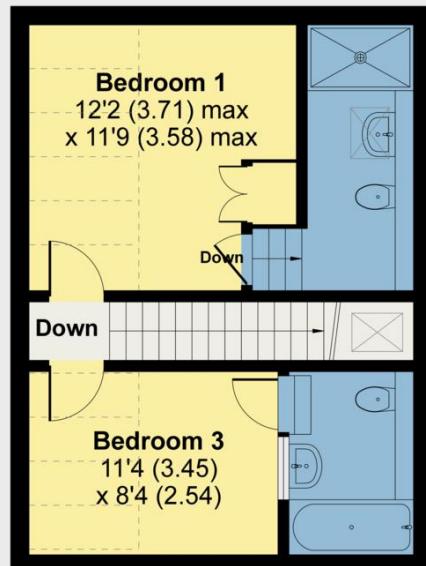
Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

As the property is a successful holiday let viewings may be limited to the Friday changeover times only between 10.30am and 3.00pm

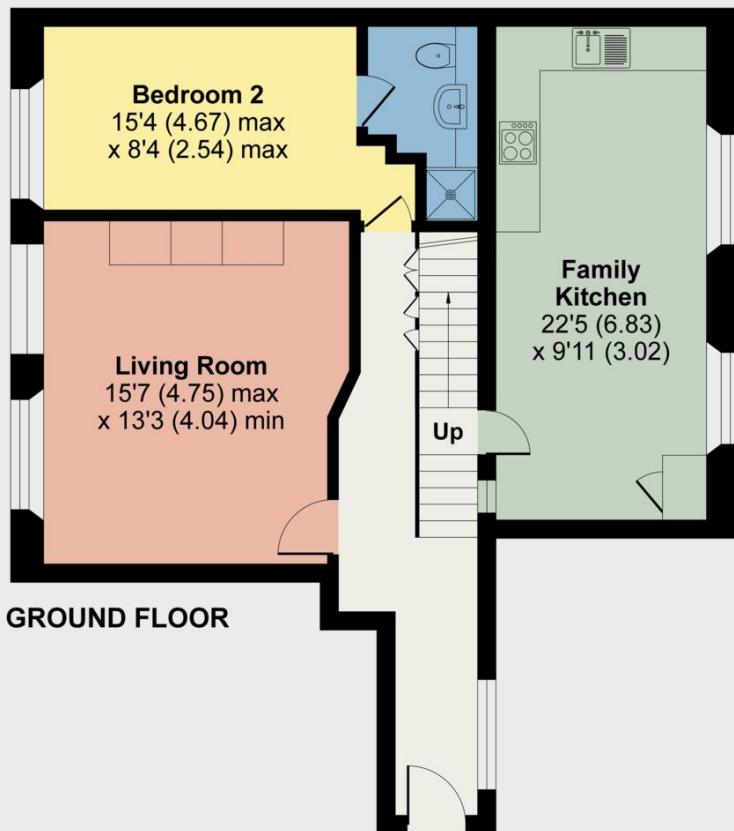
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Wansfell Loft, 7 Wansfell Tower Court, Lake Road, Ambleside, LA22 0DD



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hackney & Leigh. REF: 859308

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.