

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ambleside

£650,000

5 Sweden Park, Ambleside, Cumbria, LA22 9EY

With wonderful views, a superb plot which offers privacy and tranquillity in equal measure, not to mention the potential to further extend if desired, this superbly placed 3 or 4 bedroomed detached bungalow will make the dream holiday retreat or family home with plenty of space in which to create a home office if desired.

Sitting quietly in a short cul de sac just a short stroll from central Ambleside and yet enjoying a true feeling of being quietly tucked away from it all, this bright bungalow includes a hall, living room, kitchen, utility room, three or four bedrooms (depending on needs) bathroom, garage, stores and lovely south facing gardens.

Quick Overview

3 or 4 bedroomed detached bungalow
Large dual aspect living room
Peaceful cul de sac location
Superb potential to extend (subject to consent)
Wonderful views.
Would benefit from some updating.
Readily accessible to a host of wonderful walks
Superb south facing gardens
Plenty of car parking plus a garage.
Superfast Broadband 73Mbps available*



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1



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Superfast
Broadband



Garage plus
Private Driveway

Property Reference: AM3888



Living Room



Garden and Views



Kitchen



Living Room

Description With wonderful views, a superb plot which offers privacy and tranquillity in equal measure, not to mention the potential to further extend if desired, this superbly placed 3 or 4 bedroomed detached bungalow will make the dream holiday retreat or family home with plenty of space in which to create a home office if desired.

Sitting quietly in a short cul de sac just a short stroll from central Ambleside and yet enjoying a true feeling of being quietly tucked away from it all, this bright bungalow includes a hall, living room, kitchen, utility/cloaks room, three or four bedrooms (depending on needs) bathroom, garage, stores and lovely south facing gardens.

As settings go, it is hard to beat one which offers convenience combined with privacy, peace and quiet. Even harder to find one which offers such truly delightful views such as those enjoyed from this sunny and spacious detached bungalow.

Sweden Park is an idyllic little cul de sac located just a short stroll from central Ambleside where a variety of local independent and nationally recognised shops sit side by side with traditional Inns and highly regarded restaurants whilst cinema screens rub shoulders with unique cafes and parks. You can almost as easily stroll from the door and walk many of the beautiful fells which you might have just been admiring from any of the picture windows- whether that be east to Wansfell or west to Loughrigg. You can even glimpse the sparkling waters of Lake Windermere to the south, although St Anne's Chapel and the Parish Church also contribute to a delightful village scene in the foreground.

The bungalow itself would now stand a little updating, but offers exceptional and highly adaptable accommodation throughout, and those who might be seeking that elusive solution to the now familiar working from home conundrum - how to successfully separate the "home" and "office" elements adequately without one impinging on the other, might find the answer right here.

The bright accommodation is entered via an enclosed porch and includes a large, dual aspect L-shaped living room with splendid views, which leads to an internal hall. The kitchen is supplemented by a utility/cloak room and to the original three double bedrooms has been added a fourth in an extension accessed via one of those original three, which would now make a perfect home office, dressing room or en-suite bathroom as it is located adjacent to the house bathroom. There is a large garage (which potentially could also convert to a home office if desired), two stores and an undercroft, plenty of car parking provision and of course delightfully private gardens. There is plenty of scope to further extend the accommodation if desired (subject to the necessary consents being obtained) and still leave plenty of



Garden and View



Bedroom 1



Bedroom 3



Bathroom



Living Room

garden for the growing family or for enjoying a relaxing retirement.

A superb opportunity whether you are seeking a family home, a quiet retirement bungalow or a peaceful weekend retreat - don't miss out.

Location From the centre of Ambleside head north towards Grasmere. At the first mini roundabout, take the sharp right hand turning up the hill onto Kirkstone Road and take the second left onto Sweden Bridge Lane. Sweden Park is situated a little further ahead on the right hand side, being a short, quiet cul de sac with number 5 quietly placed at the far end.

What3Words ///striving.enthused.rate

Accommodation (with approximate dimensions)

Entrance Porch

Utility/ Cloakroom

Living Room 21' 10" x 13' 8" (6.65m max x 4.17m) A dual aspect room with patio doors leading to the garden and enjoying church and fell views.

Inner Hallway

Kitchen 12' 7" x 8' 1" (3.84m max x 2.46m max) Having wall and base units with an integrated Hotpoint four ring ceramic hob and Bosch double electric oven.

Bedroom 1 12' 5" x 10' 2" (3.78m min x 3.1m max) Enjoying fell views, as well as glimpses of Lake Windermere. With two integrated wardrobes.

Dressing Room/ Office 10' 6" x 9' 5" (3.2m x 2.87m)

Bedroom 2 14' 3" x 8' 11" (4.34m max x 2.74m) With integrated wardrobes and views of the fells and surrounding countryside.

Bedroom 3 12' 8" x 10' 2" (3.86m max x 3.1m max)

Bathroom Having a three piece coloured suite comprising a shaped panel bath with Mira shower over, pedestal wash hand basin and a WC.

Outside

Parking There is car parking provision on the driveway for several vehicles in front of the property.

Garage 18' 6" x 9' 2" (5.64m x 2.79m) With an up and over door, power and light, and door leading to the rear of the property. Additional parking is available on the drive.

Stores Two stores with shelving. There is also a very handy undercroft (12.2m x 1.56m) with a restricted head height of 1.2m.



Garden



Side Elevation from the Garden



Elevated View



Bedroom 2



Kitchen

Garden A lovely and well proportioned private garden with plenty of space in which to sit and relax whilst taking in the glorious fell views. The lawn is bordered with colourful mature plants and shrubs, there is also paved patio area ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

Property Information

Tenure Freehold.

Services The property is connected to mains electricity, gas, water and drainage. Note * Checked on <https://checker.ofcom.org.uk> 4th August 2022.

Council Tax South Lakeland District Council - Band F

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. Telephone 01539 32800

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

NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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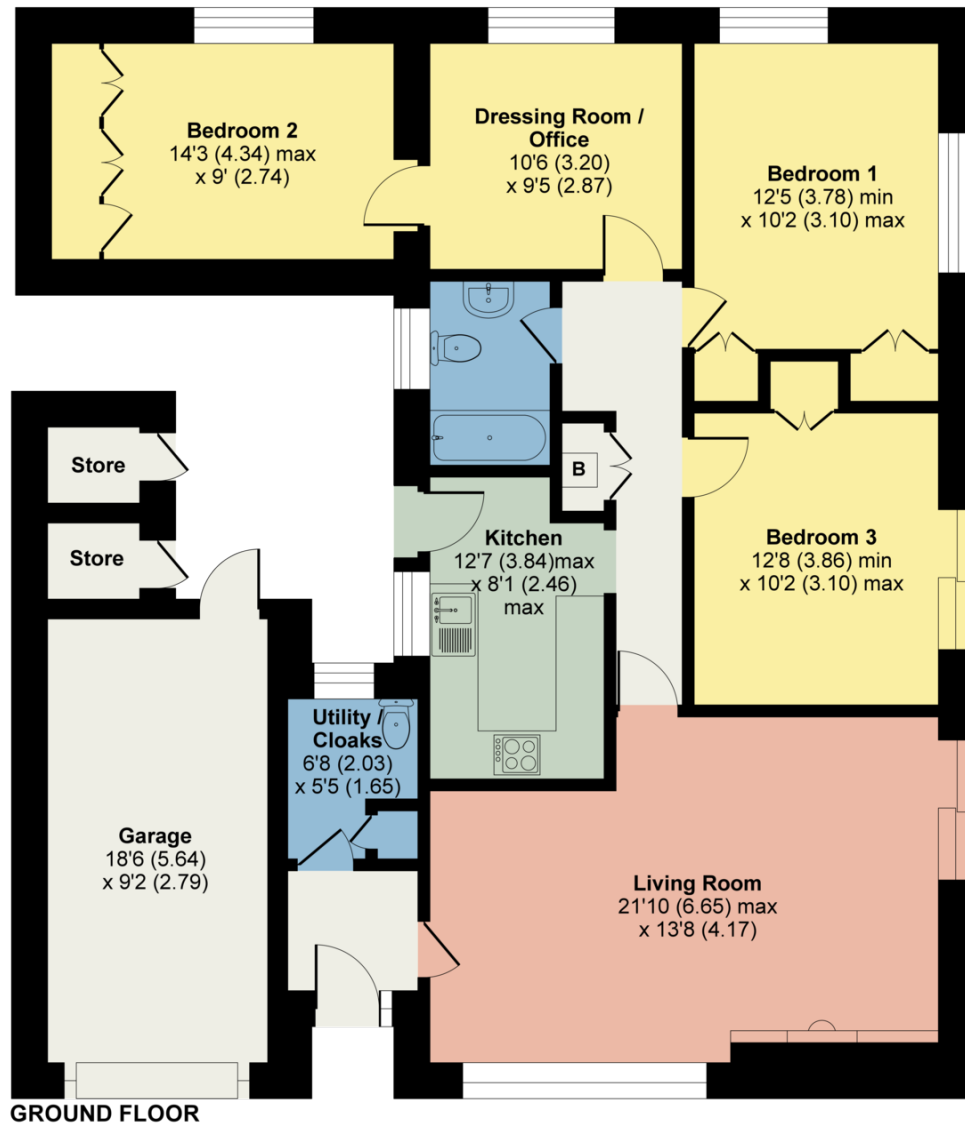
5 Sweden Park, Ambleside, LA22

Approximate Area = 1283 sq ft / 119.1 sq m (includes garage)

Stores = 24 sq ft / 2.2 sq m

Total = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 880947

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