

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ambleside

£430,000

2 St Annes Cottages, Ellerigg Road, Ambleside, Cumbria, LA22 9EU

Beautifully appointed and wonderfully improved, this delightful stone built 3 bed roomed terraced home enjoys superb views to Wansfell in a very popular and peaceful setting. The immaculate accommodation includes an enclosed porch, hall, a bright south facing living room, a fitted family kitchen, utility, cloak room, 3 bedrooms plus an attic room and pretty gardens. Occupancy Conditions apply.

Quick Overview

Beautiful 3 bed roomed stone built cottage
Living room, family kitchen, utility and attic room

Superb views to Wansfell

Quiet cul de sac just a short stroll from central Ambleside

Immaculately presented
Occupancy Conditions apply
Pretty, south facing gardens

A home of character and style
Roadside car parking

Superfast (63Mbps) Broadband Available*



3



1



1



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Superfast
Broadband



Roadside Parking

Property Reference: AM3904



Living Room



Kitchen



Patio



Kitchen

Location From the centre of Ambleside, head north as if towards Grasmere and at the mini roundabout at the northern end of Ambleside, take the right-hand turn up 'The Struggle' onto Kirkstone Road taking the third left into Sweden Bridge Lane. Continue up this pleasant road taking the second right on to Ellerigg Road which is a quiet cul de sac with plenty of road side parking. 2 St Annes Cottages is found towards the top end of the cul de sac on the right hand side.

What3words ///typed.entrusted.slopes

Description Full of character, this delightful terrace was once all one and saw service back in the early 20th Century as an orphanage, run by the quaintly named Church of England Waifs and Strays Society, and continued in such use right up until around 1950 when this impressive home was then sub-divided into the pretty little row of cottages seen today. Progress did not stop there however, far from it, although this tastefully modernised home has lost none of its charm and appeal.

Entered via the middle level, the enclosed porch leads you into the hallway with the living room straight ahead of you. Instantly your eyes are drawn through the large picture window and glazed door (with a screen beyond) to majestic Wansfell. Indeed, Wansfell is just one of many summits which might be ascended quite literally from the doorstep, although rather than strike out for any of the array of high fells which form a stunning backdrop for beautiful Ambleside, some might prefer a more leisurely stroll down into the village itself where a host of highly regarded Lakeland Inns, restaurants, shops, parks, a school and a variety of cinema screens await. There is also a bedroom at this entry level, which might be considered the perfect home office for those lucky enough to be able to live and work in such wonderful surroundings.

Downstairs, at ground level at the rear, is the utility room, a cloak room, and of course the superbly equipped family kitchen (giving access to the garden) . The first floor includes two further double bedrooms (again with views) and the stylish modern 4 piece bathroom. A fixed Scandinavian style alternate-tread ladder gives access to the splendid attic room, which again offers home office use potential although it is clear that this room has seen service as a bedroom in the past (albeit perhaps without full compliance with building regulations).

The south facing rear garden is another delight - the perfect spot in which to unwind and enjoy the peace and quiet of this wonderful setting.

The original Occupancy Condition stated that the property must be the permanent home of someone who, for three years immediately preceding taking up occupation has had their principle home or place of work within The Lake District National Park. We understand that it is now the view of the Customer and Commercial Services department at SLDC, and their legal advisor, that the property may be purchased by anyone who can provide evidence of living and working within the County of Cumbria for three years prior to purchase. We further understand that an exception policy may also apply for those with certain local connections or specific requirements. Further information may be obtained from our Ambleside office and interested parties are advised to make their

own enquiries with SLDC with regards their own qualification.

Accommodation (with approximate dimensions)

Enclosed Entrance Porch

Entrance Hall

Living Room 12' 11" x 11' 0" (3.94m x 3.35m) Overlooking the rear garden and enjoying wonderful views to Wansfell with UPVC door opening onto a glass balustrade.

Bedroom 3 9' 2" x 7' 2" (2.79m max x 2.18m) A single bedroom or the perfect home office.

Stairs lead down to

Lower Ground Floor

Inner Hall

Family Kitchen 12' 9" x 8' 10" (3.89m max x 2.69m) Fitted with stylish wall and base units (featuring glazed display cabinets) with complementary work surfaces and incorporating a double ceramic sink and mixer tap. Integrated appliances include a 6 ring Rangemaster electric cooker with Rangemaster extractor hood above, an Ikea slimline dishwasher and an Ikea fridge.

Utility/ Boot Room Having plumbing for a washing machine.

Cloak Room With a WC and wash basin.

First Floor Landing

Bedroom 1 11' 0" x 9' 9" (3.35m x 2.97m) With a range of fitted wardrobes and overhead cupboards.

Bedroom 2 11' 5" x 7' 1" (3.48m x 2.16m) With 2 built-in cupboards and pleasant views of Wansfell.

Bathroom Having a modern four piece suite comprising a bath, separate corner shower unit with Vado shower, wash hand basin set within a vanity unit and a dual flush WC.

Alternate-tread fixed ladder staircase to Attic Room 13' 0" x 12' 5" (3.96m x 3.78m) With large Velux window enjoying views to Wansfell and having good storage within the eaves.

Outside

Garden A lovely well proportioned split level garden with a patio seating area from which to enjoy the wonderful views to Wansfell and relax in the peaceful surroundings, ideal for that morning coffee, or perhaps a glass of something cool at the end of the day. With a lawn bordered with mature shrubs, also having a useful garden shed and outside tap. Note: The occupiers of the neighbouring properties enjoy a right of way on foot across the patio, and vice versa.

Services Mains electric, gas, water and drainage are all connected.

Broadband *checked on <https://checker.ofcom.org/9th> September 2022.

Tenure Freehold. There is also an area of flying freehold whereby a small part of the hallway and the porch is located directly above part of the neighbouring dwelling.



Garden



Bedroom 1



Bathroom



Attic Room

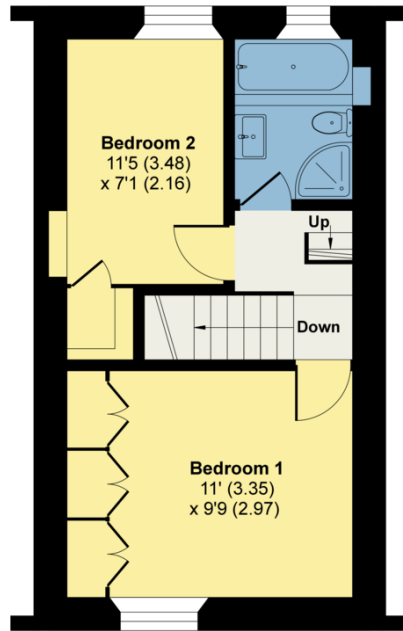
2 St. Annes Cottages, Ellerigg Road, Ambleside, LA22

Approximate Area = 1070 sq ft / 99 sq m

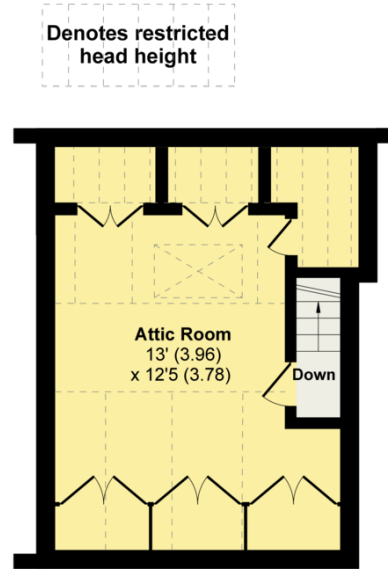
Limited Use Area(s) = 188 sq ft / 17 sq m

Total = 1258 sq ft / 116 sq m

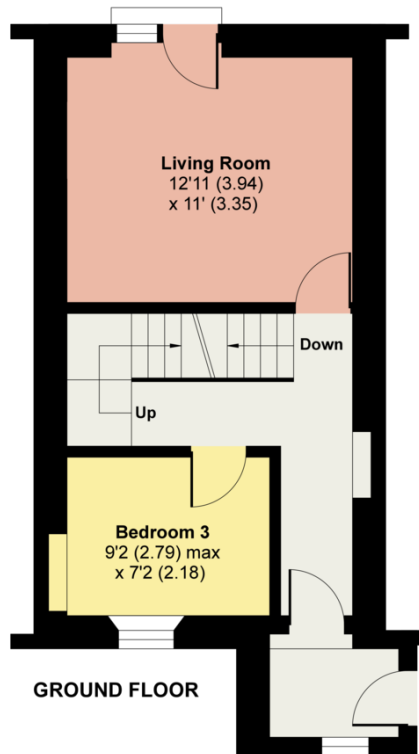
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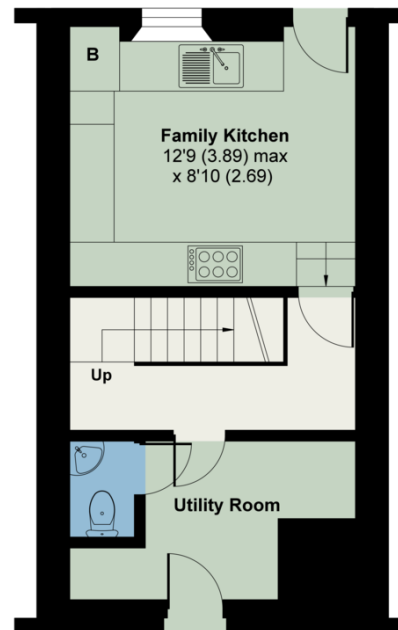
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



LOWER GROUND 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: 899206

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Council Tax South Lakeland District Council - Band D.

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