



2 Cunsey House, Cunsey
£495,000



2 Cunsey House

Cunsey, Ambleside

A delightful duplex apartment with views towards Lake Windermere forming part of a fine period residence pleasantly located in a semi rural area within the hamlet of Cunsey. The hamlet is near Far Sawrey and forms part of the Lake District National Park. The location is within easy reach of Grizedale Forest and just 2 miles from Bowness via the ferry crossing, 4 miles to the picturesque Hawkeshead village and 9 miles to Ambleside.

The beautifully presented accommodation briefly comprises entrance hall, sitting room with woodburning stove, dining kitchen, utility room, cloakroom, two generous double bedrooms, with one having a dressing are, en suite shower room and direct access to the patio, and a bathroom on the ground floor, and a further double bedroom with en suite shower room is located on the first floor. The apartment benefits from many period features and has oil fired heating

There are two low maintenance patios which take full advantage of the Lake views, off road parking for one vehicle and a garage. There is additional on road parking on the lane.

GROUND FLOOR

ENTRANCE HALL

13' 0" x 5' 0" (3.97m x 1.53m)

Double glazed doors, windows and roof, radiator, wall light, slate flooring.

SITTING ROOM

16' 12" x 16' 6" (5.17m x 5.03m)

Single glazed door and window to entrance hall, two radiators, woodburning stove to feature fireplace, exposed beams, wall lights.

DINING KITCHEN

13' 1" x 12' 4" (4m x 3.77m)

Single glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge and dishwasher, recessed spotlights, exposed beam, tiled splashbacks.

UTILITY ROOM

14' 4" x 9' 3" (4.38m x 2.82m)

Stable door, radiator, fitted worktops, oil fired combination boiler, plumbing for washing machine, space for tumble dryer, fridge and freezer, recessed spotlights, exposed beam, flagged flooring.

CLOAKROOM

5' 9" x 5' 6" (1.75m x 1.68m)

5' 8" max x 5' 6" max (1.75m x 1.68m) Single glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin, recessed spotlights, fitted coat hooks, exposed stone lintel, flagged flooring.

BEDROOM

15' 3" x 15' 1" (4.65m x 4.6m)

Two single glazed windows with working shutters and one having a window seat, two radiators, original decorative cast iron fireplace with stone surround, cornice.

INNER HALL

9' 7" x 5' 9" (2.93m x 1.76m)

Single glazed window, radiator, understairs storage cupboard.





BATHROOM

7' 4" x 5' 9" (2.24m x 1.74m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, extractor fan, tiling to walls and floor.

BEDROOM

15' 0" x 11' 11" (4.58m x 3.64m)

Single glazed door to patio, radiator, built in wardrobe, built in shelving.

DRESSING AREA

9' 4" x 5' 1" (2.85m x 1.54m)

Built in wardrobe and cupboards, feature alcove.

EN SUITE

6' 1" x 6' 0" (1.85m x 1.84m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, extractor fan, tiling to walls and floor.

FIRST FLOOR

LANDING

2' 10" x 2' 5" (0.86m x 0.74m)

Single glazed window, built in cupboard with lighting, wall light.

BEDROOM

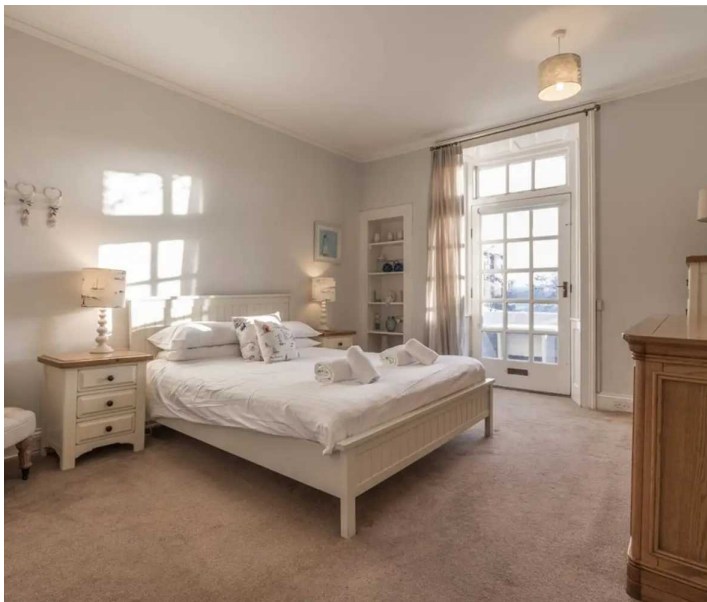
14' 11" x 11' 11" (4.56m x 3.64m)

Single glazed window with window seat, radiator, wash hand basin to vanity with tiled splashback, fitted mirror, wall light with shaver point, additional shaver point, exposed beam.

EN SUITE

7' 7" x 2' 7" (2.3m x 0.8m)

Single glazed window, heated towel radiator, two piece suite in white comprises W.C. and fully tiled shower cubicle with electric shower fitment, exposed beam, extractor fan, tiling to walls and floor.





GARDEN

Low maintenance gravelled patio and a paved patio.

GARAGE

Painted and glazed folding doors, light and power, oil tank.

PARKING

1 Parking Space

SERVICES

Mains electric, mains water, oil central heating, non mains drainage.

COUNCIL TAX: Band G

TENURE: Leasehold

Lease length: 999 year from 2015

Service charge: N/A

Ground Rent: N/A

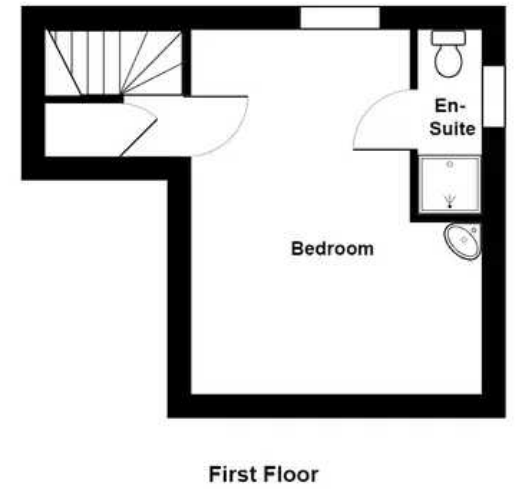
EPC RATING: Band E

DIRECTIONS:

Travel to Hawkshead and upon reaching the village follow the road around to the T junction after the camp site and turn left signposted Sawrey and Windermere. Conntinue on the B5285, passing the Tower bank Arms and proceed to Far Sawrey, pass the entrance for Cuckoo Brown Lane on the left and immediately take the next right turn. Follow the lane passing the church and bear right, continue to find Cunsey House on the right with the entrance to number 2 being located through the metal double gated driveway.

WHAT 3 WORDS - motive.mushroom.this







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