



Ambleside

£430,000

Roseberry Cottage, Church Street, Ambleside, Cumbria, LA22 0BU

Thoughtfully redesigned and originally 4 bedrooms, this splendid 2 bed roomed, 2 bathroom stone built cottage is excellently placed in the heart of the lovely Lakeland town of Ambleside.

Perfect as a weekend retreat, holiday let or a permanent home with both beautiful walks and a variety of restaurants, public houses, shops and cinemas all readily accessible on foot from this 3 storey home. On the upper floors, the bedrooms enjoy some lovely mountain views.

Quick Overview

Thoughtfully redesigned 2 Bed roomed, 2 bathroom Lakeland terraced cottage
 Lovely sitting room and fitted dining kitchen
 Currently a successful holiday let
 The perfect weekend retreat or permanent home
 Immediate access to village amenities
 Mountain views from the upper floors
 Private yard and covered storage to the rear
 No upward chain
 Superfast (80mbps) Broadband Available*



2



2



1



E



Superfast
Broadband

Property Reference: AM3941



Sitting Room



Sitting Room



Dining Kitchen



Bedroom 1

Location Church street forms part of the one way system in the centre of Ambleside and can be approached from Lake Road turning down beside The Royal Oak public house and the property is located on the left hand side shortly before King Street.

What3Words ///decorate.innocence.round

Description Combining both convenience to the wide variety of amenities available in Ambleside (including highly regarded shops, restaurants, cinemas and public houses), with some really very attractive views over the rooftops to the surrounding fells from the upper floors, this surprisingly spacious two bedroom stone built Lakeland cottage has a lot to commend it, whether as a holiday let, longer term let or permanent home.

Church Street is one of the older parts of Ambleside, containing a number of listed buildings and is not one of the main thoroughfares and so carries relatively little traffic. Roseberry Cottage has been thoughtfully re-designed over the years and now includes a lovely sitting room with a gas flame-effect stove, the two alcoves have fitted cupboards and there is a further under stairs storage cupboard. The dining kitchen has a quarry tiled floor, splash back tiling, downlights and a door to the private yard. Fitted with a range of wall and base units with an inset stainless steel sink and a half with drainer and mixer tap. Integrated CDA appliances include; 4 ring induction hob with extractor over, electric oven, refrigerator, freezer and washer/dryer. There is also a useful cloaks area with a WC on the ground floor. On the first floor there is a good double bedroom with original features including a Victorian fireplace and an exposed wooden floor. The spacious bathroom has been refitted and comprises a roll-top bath, wash basin set in a vanity unit, shower unit and WC bathroom. There is tiling to the walls and floor, downlights and an illuminated mirror with a shaver point. On the second floor there is the primary bedroom with 2 cupboards, exposed stonework, roll-top bath and lovely views over rooftops of Ambleside and the fells beyond. The en suite shower room has been refitted with a wash basin within a vanity unit, glazed shower unit with a Mira Sports shower and WC. There is tiling to the walls and floor, a ladder-style radiator, downlights and shaver point.

Accommodation (with approximate dimensions)

Sitting Room 13' 11" max x 10' 7" (4.24m x 3.23m)

Dining Kitchen 12' 11" x 11' 1" (3.94m x 3.4m)

Cloaks Area With WC.

First Floor Landing

Bedroom 2 12' 10" x 10' 8" (3.91m x 3.25m)

Bathroom

Stairs to The Second Floor

Bedroom 1 25' 5" max x 12' 9" max (7.75m x 3.89m)

En Suite Shower Room

Outside

Garden There is an enclosed yard to the rear of the property for sitting out. Outside tap and a covered log store/bike store (8'4" x 4'1").

Services The property is connected to mains gas, electricity, water and drainage. Gas fired central heating to radiators.

*Broadband checked on <https://checker.ofcom.org/> 17th April 2023 - not verified.

Tenure Freehold.

Business Rates The property has a rateable value of £3,900 with £1,596.80 being the amount payable to South Lakeland District Council for 2023/24. Small Business Rate Relief may be available.

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.



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

Roseberry Cottage, Church Street, Ambleside, LA22

Approximate Area = 965 sq ft / 89.6 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

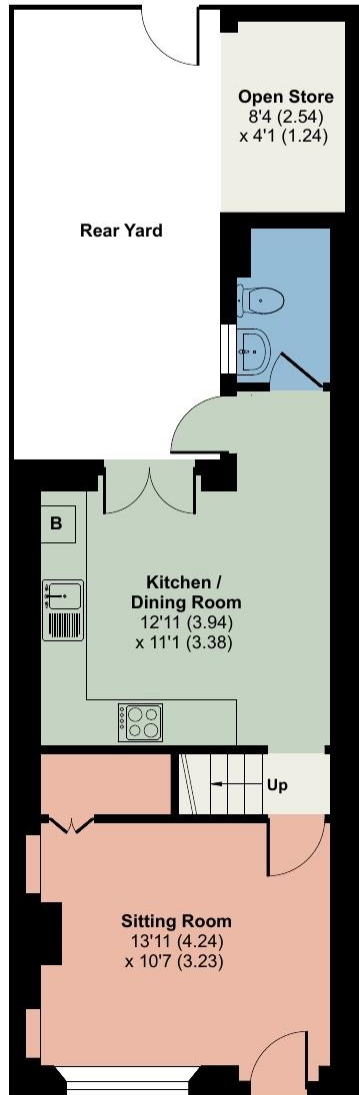
Outbuilding = 40 sq ft / 3.7 sq m

Total = 1037 sq ft / 96.3 sq m

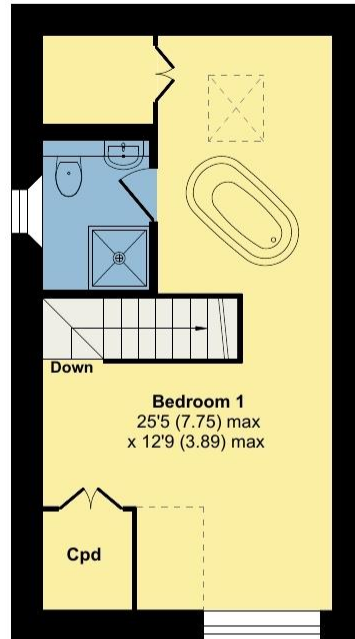
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 968950

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