



## Ambleside

£390,000

2 Kirkstone Court, Fair View Road, Ambleside, Cumbria, LA22 9EB

Only a stones throw from Ambleside village enjoying ready access to the village centre, the high fells and the lake shore alike and with fabulous views this wonderfully placed property is the perfect holiday let, lock-up and leave weekend retreat or indeed main residence.

The "upside down" accommodation includes two bedrooms and a bathroom on the ground floor, with an open plan living/dining space with a private balcony, and a kitchen on the first floor, making the most of the stunning views.

### Quick Overview

- Superb and quiet location within walking distance of central Ambleside
- Wonderful fell views
- 2 double bedrooms, one being En Suite
- Open plan living/dining room with private balcony
- Walks from the doorstep
- Contents available by separate negotiation
- No upward chain
- The perfect weekend bolthole or holiday let
- Parking for one car
- Superfast Broadband speed 79Mbps available\*



2



2



2



E



Superfast  
Broadband



Off Road  
Parking

Property Reference: AM3953



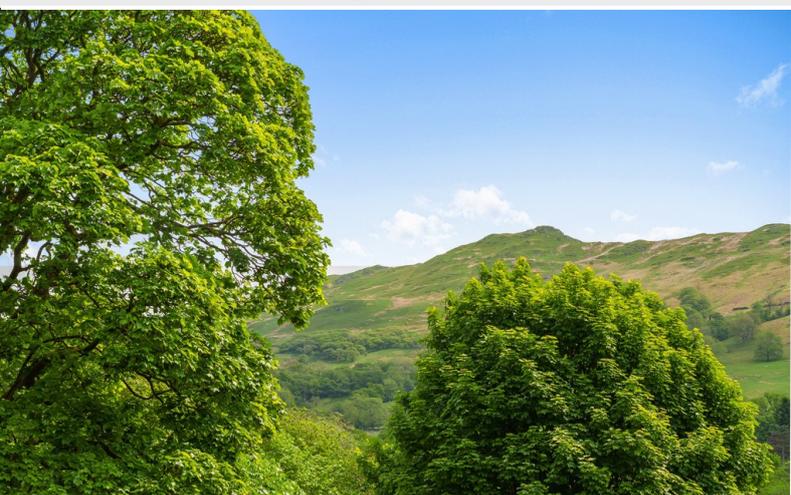
Sitting Room View



Sitting Room



Dining Room View



View from Property

**Location** From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and turning right at Kirkstone Foot Apartments. Kirkstone Court is situated adjacent to the Kirkstone Foot Apartments, at the head of Chapel Hill, and has a pleasant south easterly aspect over Wansfell. There is a very pretty short cut alternative on foot more directly into the village centre via Peggy Hill.

**What3Words** ///remaining.nothing.mashing

**Description** A neatly presented property with 2 double bedrooms (1 en-suite) only a few minutes walk from Ambleside village, with off road parking, private balcony and fabulous fell views!

The accommodation includes on the ground floor a welcoming entrance hall with under stair cupboard, a very light and airy main double bedroom with glazed door to a private patio area. The en suite shower room comprises a Mira shower, wash hand basin and WC. A dual aspect double room, (currently in use as a twin), bathroom with 3 piece suite comprising a panel bath with Mira shower over, wash hand basin and WC. The accommodation is designed "upside down" with the bright and airy living/ dining space and balcony on the first floor making the most of those fabulous views. The dual aspect kitchen area is fitted with wall and base units with complementary worksurfaces and stainless steel sink inset. Integrated appliances include; Baumatic 4 ring gas hob with extractor hood over, Neff electric oven/grill, and there is a Hotpoint automatic washing machine. There is a private car parking spot accessed under the stone archway and with central Ambleside just a short stroll away, there is no need to drive to any of the lovely traditional inns located here, the highly regarded restaurants, or to the cinema for example, making this the perfect retreat.

**Accommodation (with approximate dimensions)**

**Entrance Hall**

Stairs to first floor.

**Bedroom 1**

12' 7" x 11' 3" (3.84m max x 3.45m)

**En Suite**

**Bedroom 2**

13' 3" x 9' 1" (4.06m x 2.79m max)

**Bathroom**

**First Floor**

**Landing**

Loft access via pull down ladder

### Living Room

18' 9" x 12' 7" (5.72m max x 3.84m)

### Dining Room

11' 8" x 8' 9" (3.58m x 2.67m)

### Balcony

8' 9" x 4' 0" (2.67m x 1.22m)

### Kitchen

12' 11" x 8' 9" (3.94m max x 2.67m max)

### Property Information

#### Outside

**Garden** Easily maintained rear patio area, also accessed from the main bedroom.

**Parking** Private parking for one car.

**Services** This property is connected to mains gas, electric, water and drainage, and has double glazing.

There is gas central heating with the Glow worm boiler situated in the kitchen.

**Tenure** Freehold

**Council Tax** Westmorland and Furness Council - Band E

**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.

**Ideal Holiday Letting Opportunity** In the opinion of Lakelovers (<https://www.lakelovers.co.uk>) "2 Kirkstone Court offers the potential to create a highly successful furnished holiday let. Once correctly presented the property would benefit from the strong year round demand which would generate the opportunity to achieve higher than average occupancy rates. Once presented, priced and marketed correctly we would suggest that the property would generate a gross rental income of £30-35,000 in its first year with the opportunity to grow this further based on repeat bookings, good reviews and a combination of full week bookings and short breaks."



Bedroom 1



Bedroom 1



Bedroom 2

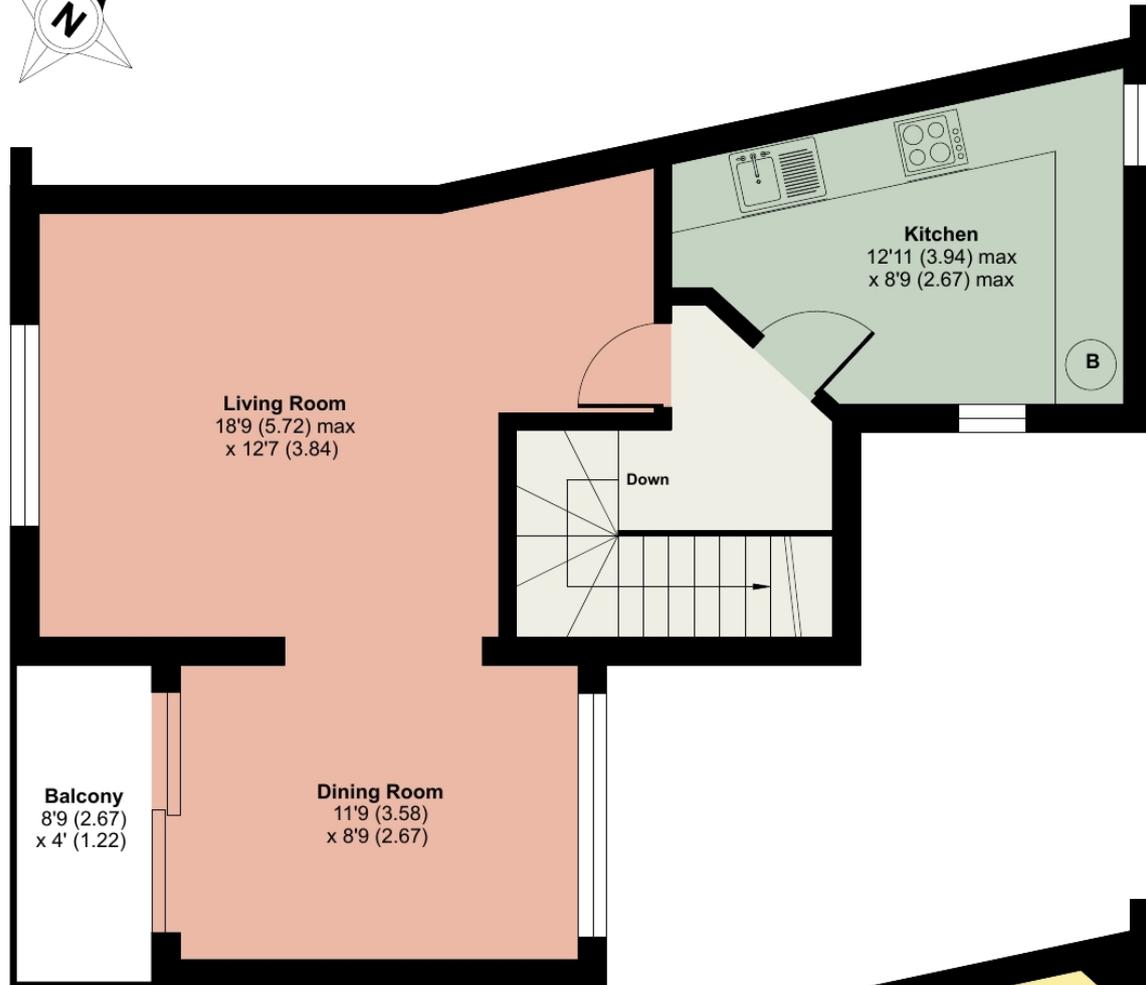


2 Kirkstone Court

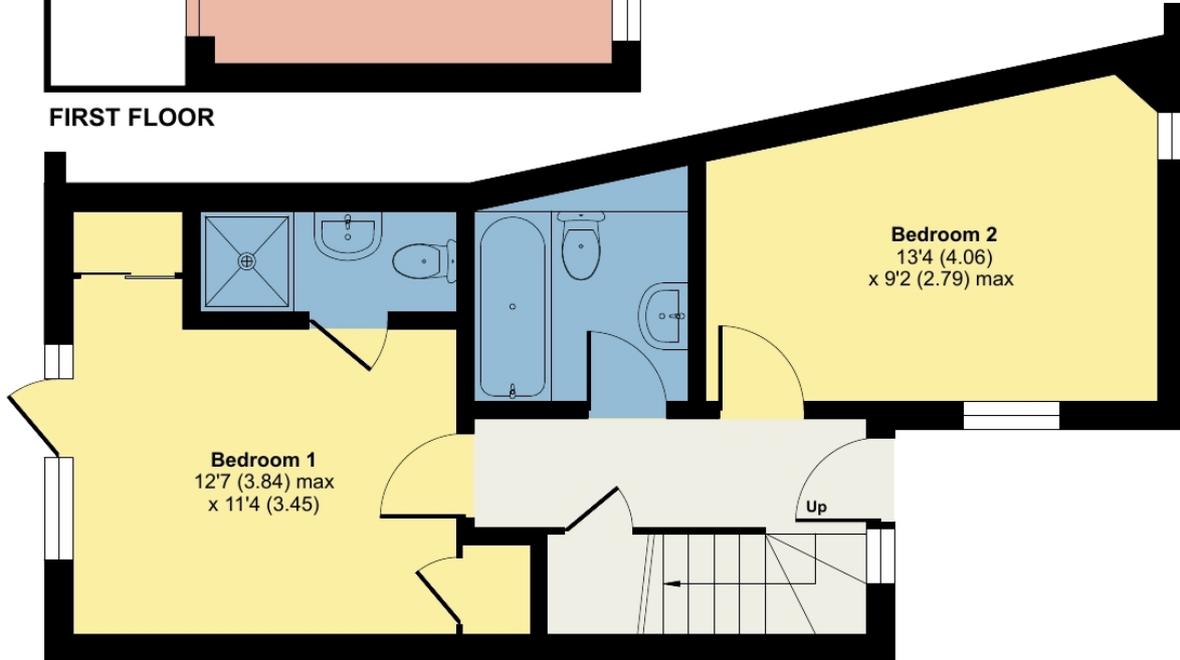
# 2 Kirkstone Court, Chapel Hill, Ambleside, LA22

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Hackney & Leigh. REF: 986528

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