



Ambleside

£500,000

3 The Brow , Skelwith Fold, Ambleside, Cumbria,
LA22 0HU

Beautifully located in the heart of the English Lake District, this 2 bedroom barn conversion occupies a spectacular position with far reaching unspoilt views. Now in need of internal modernisation, improvement and possible extension this is a dream location on which to invest for the future.

Quick Overview

Semi detached barn conversion

2 Bedrooms

Garage, parking and gardens

Sun terrace and outstanding Lakeland views

in need of improvements to your own
specification

0.3 miles from Skelwith Bridge

2 Miles from Ambleside

Standard Broadband 29Mbps available*



2



1



1



F



Standard
Broadband



Garage and
Parking

Property Reference: AM3956



Views



Sitting Room



Kitchen



Kitchen

Location Leave Ambleside on the A593 signposted towards Coniston until you reach the Skelwith Bridge Hotel and Chesters by the River on your right, proceed over the bridge and bear left up the country lane signposted Skelwith Fold. Continue up this lane bearing right and then right again at the junction signposted Coniston. Coming almost back on yourself, The Brow can be found on your left as you continue down. Alternatively, Skelwith Fold can be approached direct off the A593 up the hill from Skelwith Bridge, or via Bog Lane in Clappersgate after passing Brathay Hall.

What3Words //maker.dish.cyber

Description This fine barn conversion was originally converted in the 1930's and has now been in the same family for over 60 years. The Brow consists of 4 properties (the other three in the same ownership) with No 3 being semi detached being the end property and possessing fabulous views from this elevated location; these views look over open fields to the River Brathay and taking in a wide expanse of the Lakeland fells and mountains including Wansfell, Loughrigg, Ill Bell, Seat Sandal and Red Screes in the distance to mention a few. You can step out of the door and stroll down to Skelwith Bridge or over to the Drunken Duck (a highly regarded Lakeland Inn and restaurant for those not in the know) or up onto the fells of Loughrigg, the Langdales, or to the shores of Elterwater.

The location is therefore first class and the updating to the accommodation can be further enhanced by an extension on the gable wall, subject to permissions. The house is double glazed with electric storage heating.

Accommodation (with approximate dimensions)

Entrance Hall

Kitchen 10' 10" x 8' 10" (3.3m x 2.69m) Old range fireplace, fitted wall cupboards and sink unit. Deep walk-in cupboard under staircase.

Sitting Room 13' 2" x 12' 10" max (4.01m x 3.91m) Fireplace inset with gas (propane) fire, fitted shelves and double glazed window having the views!

Front Entrance Hall Staircase to

First Floor

Double Bedroom 1 16' 3" max x 12' 0" (4.95m x 3.66m) Excellent views from the upvc double glazed window over open fields and woodland to the mountains.

Double Bedroom 2 9' 11" x 8' 10" (3.02m x 2.69m)

Bathroom

Separate WC

Outside Lean to stores, semi detached timber garage (19'8" x 9'8") plus parking immediately across the drive. The grounds are small but delightful with mature shrubs, lawn and paved terrace from where to sit and admire those unspoilt views.

Property Information

Services Mains electricity, drainage to a private septic tank (shared with 1,2 and 4)
Private water supply being shared similarly.

We believe that the shared drainage installation may not be fully compliant with current legislation which has been upgraded in recent years. An estimate has been obtained to supply and fit a new sewerage treatment plant in the order of £19-20,000 for which No3 will be liable for 25% of the cost.

Tenure Freehold.

Council Tax Westmorland and Furness District 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.



Views



Bedroom 1



Semi Detached Garage



Front Elevation

3 The Brow, Skelwith Fold, Ambleside, LA22

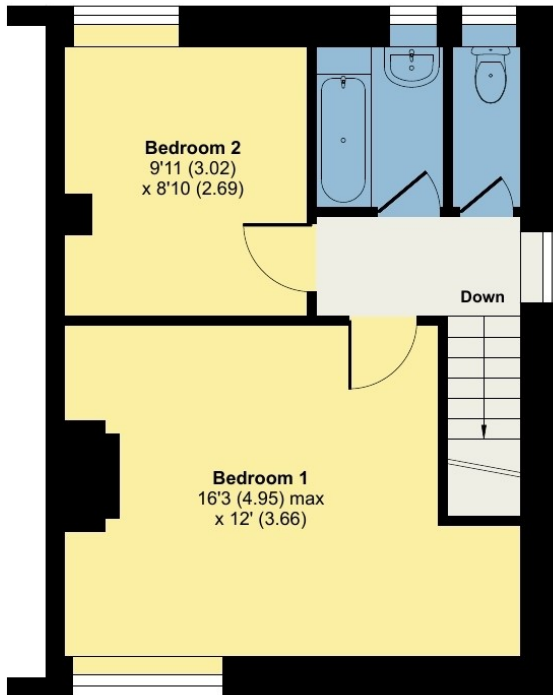
Approximate Area = 773 sq ft / 71.8 sq m

Garage = 190 sq ft / 17.6 sq m

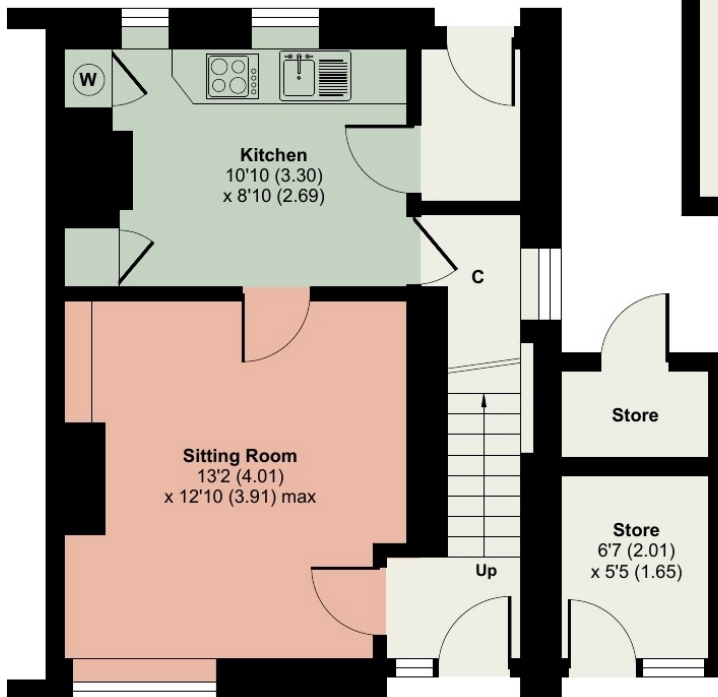
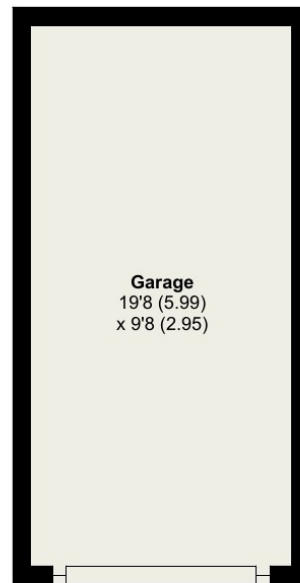
Stores = 53 sq ft / 4.9 sq m

Total = 1016 sq ft / 94.3 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 994882

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/07/2023.

Request a Viewing Online or Call 015394 32800