



Park View Vicarage Road, Ambleside  
£550,000





## Park View Vicarage Road

Ambleside, Ambleside

Park View is a well maintained residence with a basement apartment situated in the heart of the Lake District National Park occupying a magnificent location with fabulous views and with Rothay Park being practically on the doorstep. The property is centrally located and is convenient for the amenities available in Ambleside yet is tucked away from the hustle and bustle of the busy Lakeland town.

The well presented accommodation of the main house is designed over three floors and briefly comprises entrance hall, sitting room, dining kitchen and utility room to the ground floor, two bedrooms and a shower room to the first floor and two further bedrooms and a family bathroom to the second floor. There is a one bedroom basement apartment on the lower ground floor with independent access via the rear garden. This versatile fine family home is currently operating as a successful holiday let.

The property has a garden to the front and a walled slate chipped garden to the rear together with on road permit parking.



## GROUND FLOOR

### ENTRANCE HALL

6' 11" x 6' 0" (2.10m x 1.84m)

Timber and glazed door with adjacent single glazed windows, feature Lakeland slate wall, coat hooks, stone flagged floor.

### HALL

6' 5" x 5' 3" (1.96m x 1.60m)

Feature tongue and groove wall.

### SITTING ROOM

13' 4" x 11' 10" (4.06m x 3.61m)

Two double glazed windows with storage window seats, radiator, wood burning stove to inglenook fireplace with slate hearth and mantel, built in multimedia cupboard housing television and telephone points, recessed spotlights, feature tongue and groove wall.

### DINING KITCHEN

12' 5" x 9' 11" (3.78m x 3.02m)

Single glazed sliding sash window, radiator, good range of base and wall units, sink unit, built in oven, gas hob with extractor/filter over, integrated fridge, integrated dishwasher, fitted shelving, tiled splash backs.

### UTILITY ROOM

9' 5" x 7' 0" (2.86m x 2.14m)

Timber and glazed stable door, two single glazed windows, radiator, good range of base and wall units, sink unit, plumbing for washing machine, fitted shelving, tiled splash backs, stone flagged floor.

## FIRST FLOOR

### LANDING

7' 5" x 5' 0" (2.26m x 1.52m)

### BEDROOM

13' 3" x 8' 11" (4.04m x 2.72m)

Two single glazed sliding sash windows, radiator.

### BEDROOM

10' 1" x 9' 11" (3.07m x 3.01m)

Single glazed sliding sash window, radiator.





### **SHOWER ROOM**

7' 4" x 3' 6" (2.24m x 1.07m)

Single glazed sliding sash window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and shower cubicle with thermostatic shower, part tongue and groove to walls.

### **SECOND FLOOR**

#### **BEDROOM**

13' 4" x 8' 11" (4.06m x 2.72m)

Single glazed sliding sash window, radiator.

#### **BEDROOM**

10' 1" x 9' 10" (3.07m x 2.99m)

Single glazed sliding sash window, radiator.

#### **BATHROOM**

8' 0" x 3' 8" (2.44m x 1.12m)

Single glazed sliding sash window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with mixer shower, built in airing cupboard housing hot water cylinder, wall light with shaver point, tiled splash backs.

### **BASEMENT APARTMENT**

#### **BREAKFAST KITCHEN**

11' 4" x 10' 9" (3.46m x 3.28m)

Timber and glazed door, electric storage heater, base and wall units, sink unit, space for cooker.

#### **CLOAKS AND STORAGE CUPBOARD**

6' 3" x 4' 0" (1.90m x 1.22m)

Lighting, hanging rail, fitted shelving.

#### **BEDROOM**

13' 3" x 11' 11" (4.04m x 3.63m)

Single glazed window.

#### **SHOWER ROOM**

4' 6" x 4' 5" (1.37m x 1.35m)

Single glazed skylight window, wall mounted electric heater, W.C. wash hand basin, fully tiled shower with electric shower, extractor fan, fitted shelves.









## Garden

The front of the house has an attractive well maintained garden with an established Acer and bedding plants. There is a delightful slated chipped garden to the rear with views across the church to Loughrigg Fell together with access to the basement apartment.

## PARKING

Owners parking permit

## TENURE

Freehold

## SERVICES

Mains gas, mains electric, mains water and mains drainage

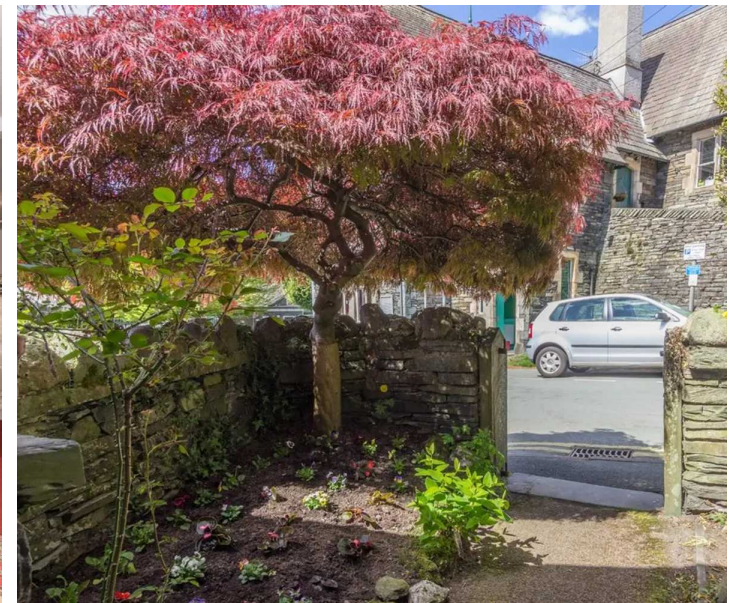
## COUNCIL TAX

Business Rates

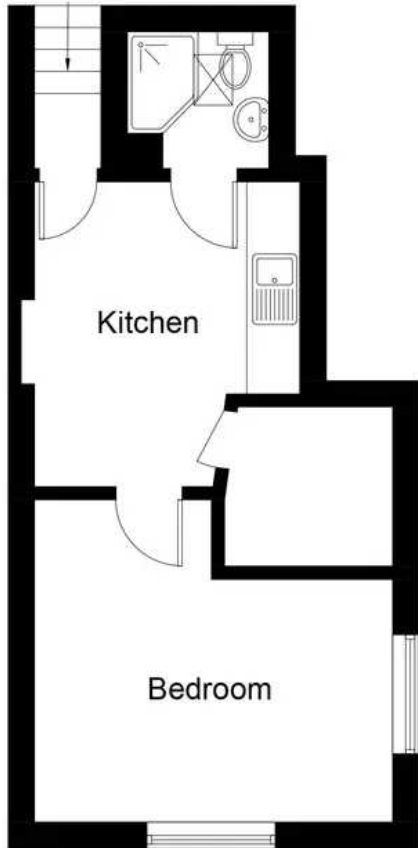
## DIRECTIONS

From Windermere follow the A591 to Ambleside. At the traffic lights continue on to Lake Road passing Hayes Garden World and follow the one way system in to Wansfell Road and on to the A593 proceeding past the putting green, tennis courts and St Marys Church to bear left into Compston Road. Just prior to the traffic lights turn left into Millans Park and turn immediately left onto Vicarage Road. Park View is the end terrace on the left hand side before reaching Rothay Park.

**WHAT3WORDS:**///unwind.sands.crackled

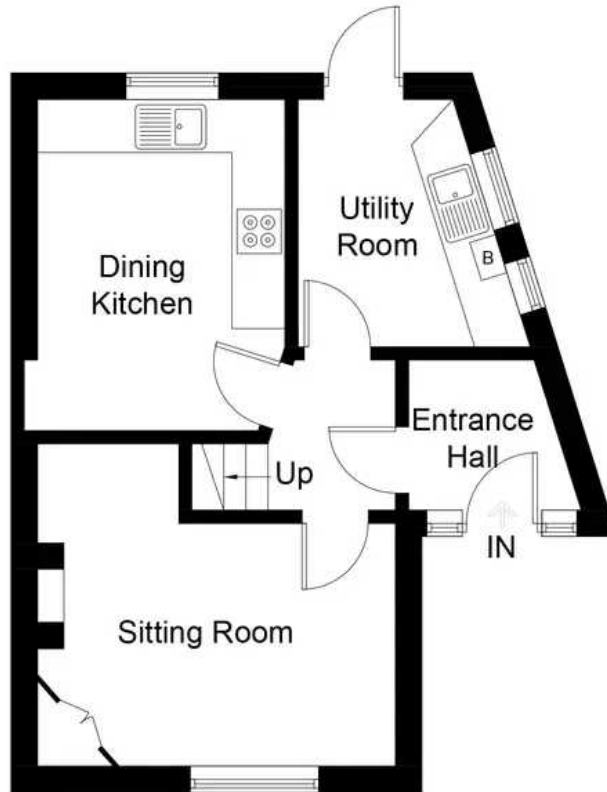


# Park View, 5 Vicarage Road, Ambleside, LA22 9DH

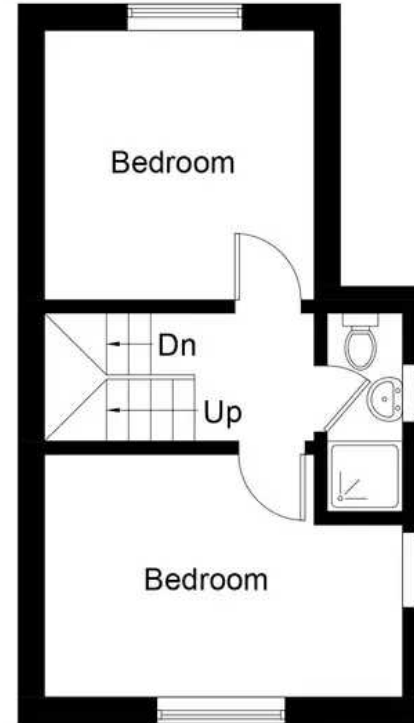


**Basement Apartment**

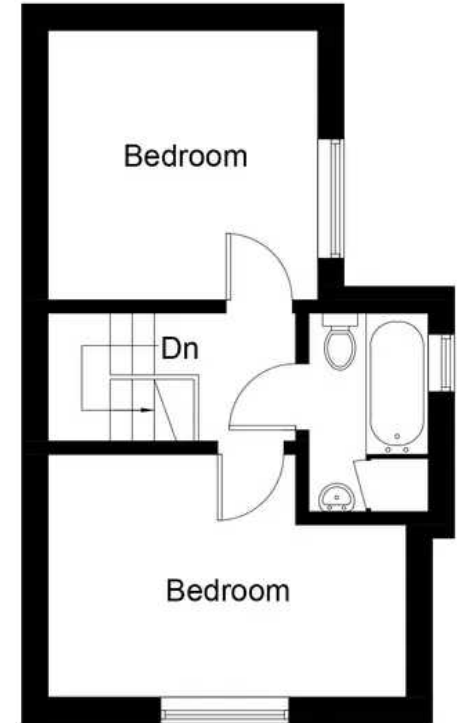
(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



**Second Floor**





## THW Estate Agents

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