



Ambleside

£365,000

3 Smallwood House, Compston Street, Ambleside, Cumbria, LA22 9DP

A spacious two double bed roomed first floor bay fronted apartment with private car parking in the very heart of beautiful Ambleside. Lift access leading to private hall, sitting room, open plan fitted kitchen with dining area, stylish bathroom, 2 double bedrooms (one having an ensuite shower room). Local Occupancy conditions apply.

Located on the first floor of what was once The Smallwood Hotel, a handsome stone built property dating from 1879 this immaculate self contained apartment will make the perfect first home, with space in which to work from home, or for those looking at retirement or down-sizing or simply investing in a property which would make an excellent long term let.

Quick Overview

- 2 double bed roomed self contained first floor apartment
- Village centre location, close to amenities
- Local Occupancy Conditions apply
- Lift access from ground floor
- Tasteful conversion works benefit from the reassurance of a Buildzone warranty
- Walks from the door
- No chain
- Allocated parking
- Superfast (80 Mbps) Broadband Available *



2



2



1



C



Superfast
Broadband



Car Parking Space

Property Reference: AM3989



Sitting Room



Bedroom 1



Kitchen



Bedroom 1

Location Smallwood House is very conveniently placed in the centre of the village with a wide variety of shops, cafes, restaurants etc all within a short walk. The property is accessed via Compston Street.

On entering the one way system in Ambleside from the direction of Windermere ie from the south, follow the system into Compston Road and then take the turning on the right into "The Slack" which is almost opposite Zeffirelli's Cinema. Take the first right again into Compston Street with designated car parking.

What3Words ///templates.shopping.hardening

Description This self contained apartment has been thoughtfully designed and created in 2019 on the first floor of what was once the distinctive Smallwood Hotel in the very heart of the beautiful Lakeland Village of Ambleside. The tasteful conversion works benefit from the reassurance of a Buildzone warranty, starting from the point of new ownership. All storeys are served by a lift making access perfect for all ages and abilities and with private car parking provision immediately at the rear of the building, what could be better than such a convenient and well thought out and fully reconfigured home.

Entered from the communal entrance hallway with staircase or lift leading up to the 1st and 2nd floor apartments, this spacious, centrally heated first floor apartment includes a lovely dual aspect sitting room, dining area, open plan modern fitted kitchen with integrated Neff appliances including Induction hob, double oven, fridge freezer, dishwasher and washing machine. Two stunning bay windows with beautiful etched glass look out to the St Marys Church. Two double bedrooms, one benefitting from its own ensuite shower room and a stylish bathroom.

Simply perfect whether you are starting out with your first home or looking to down-size into something easily manageable with all which Ambleside has to offer being accessible virtually on the doorstep. Whilst the property must be occupied by someone with a local connection (see below) this does not prohibit investors from further afield acquiring the property and long term letting to those who meet the planning criteria.

Accommodation (with approximate dimensions)

Communal Entrance With lift access to first floor.

First Floor Private entrance to 3 Smallwood.

Private Hallway Telephone intercom system, and built in cupboard.

Sitting Room 15' into bay x 13' (4.57m into bay x 3.96m)

Open Plan Kitchen/Dining 15' into bay x 14' 6" (4.57m into bay x 4.42m) Cupboard housing the Baxi combi boiler.

Bedroom 1 15' 2" x 13' 1" (4.62m x 3.99m)

Ensuite Shower Room Three piece suite comprising rainfall shower, wash basin vanity unit and WC. Heated towel rail and underfloor heating.



Sitting Room



Kitchen



Bedroom 2

Bedroom 2 13' 5" x 10' 0" (4.09m x 3.05m)

House Bathroom Three piece suite comprising panel bath with rainfall shower over, wash basin vanity unit and WC. Heated towel rail and underfloor heating.

Outside Allocated parking for one.

Property Information

Tenure Leasehold.

The property is understood to be leasehold for a term of 999 years with a nominal ground rent. Once all five of the apartments at Smallwood House have been sold a management company will be established with the owners of the individual apartments becoming the directors of that company. The service charge is estimated to amount to something in the region of £100 per month currently.

The property is subject to a local occupancy clause which states that it shall not be occupied otherwise than by a person with a local connection.

A "Person with a Local Connection" means an individual who before taking up occupation of the dwelling satisfies one of the following conditions;

1. The person has been in continuous employment in the Locality defined for at least 9 months and for a minimum of 16 hours per week immediately prior to occupation; or
2. The person needs to live in the Locality defined because they need substantial care from a relative who lives in the locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined.

Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or

3. The person has been continuously resident in the locality defined for three years immediately prior to: a) Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing. b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or c) Being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or

4. The person is a person who a) Is a person who is serving in the regular forces or who has served in the regular forces within five years prior to occupation; b) Has recently ceased, or will cease to be entitled to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner.

'Locality' shall mean the administrative areas of the parishes of Broughton East; Cartmel Fell; Crook; Crosthwaite and Lyth; Helsington; Hugill; Kentmere; Lakes; Longsleddale; Nether Staveley; Over Staveley; Skelwith; Staveley in Cartmel; Underbarrow and Bradleyfield; Upper Allithwaite; Windermere; Witherslack; Meatop and Ulpha; and those parts of Fawcett Forest; Strickland Ketel; Strickland Roger and Whitwell and Selside with in the administrative area of



Sitting Room





Bedroom 1



Bathroom



Kitchen



the Lake District National Park.

An 'Only or Principal Home' is a dwelling house which is occupied continuously or for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

The full terms and conditions are available from our Ambleside office or can be viewed on line on the Lake District National Park website www.lake-district.gov.uk. The planning reference number is 7/2016/5672.

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating to radiators. Note * Checked on <https://checker.ofcom.org.uk> 18th October, 2023

Council Tax Westmorland and Furness District Council - Band E

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

As there is a Tenant residing at this property, we are obliged to give at least 24 hours notice ahead of viewings.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Ensuite for Bedroom 1

NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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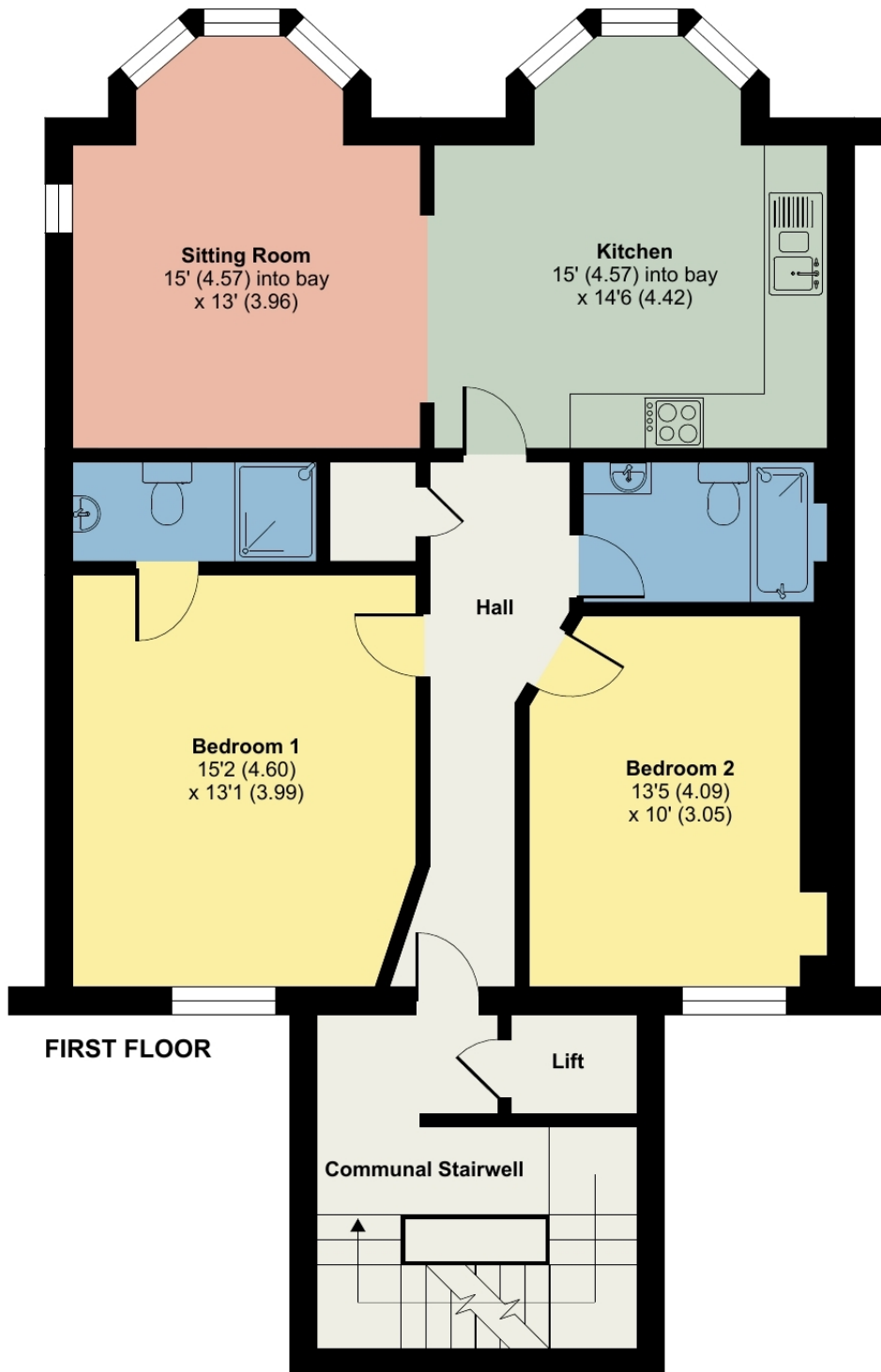
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3 Smallwood Apartments, Compston Street, Ambleside, LA22

Approximate Area = 902 sq ft / 83.8 sq m

For identification only - Not to scale



FIRST FLOOR

Lift

Communal Stairwell



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 1046661

Agents Note - The vendor of this property is an employee of Hackney and Leigh.

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