



## Ambleside

**£650,000**

**22 Fisherbeck Park, Ambleside, Cumbria, LA22 0AJ**

A choice detached bungalow situated in this elevated location with fine south facing aspect, along with panoramic lakeland views towards Loughrigg and Fairfield in particular.

The sunny accommodation includes a bright open plan lounge and dining room, plus conservatory, attractive well fitted kitchen, utility, three bedrooms one with an ensuite shower room, a four piece bathroom, garage, undercroft, driveway parking for 2 and gardens with additional land.

### Quick Overview

Fabulous Detached Bungalow

Peaceful Garden

Super fell views

Great location for accessing the village, the

fells and the lake alike

Well presented accommodation

Superb sunny position adjoining open fields

Garage and Driveway Parking

Superfast (73Mbps) Broadband available \*



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Superfast  
Broadband



Off Road  
Parking

Property Reference: AM3987



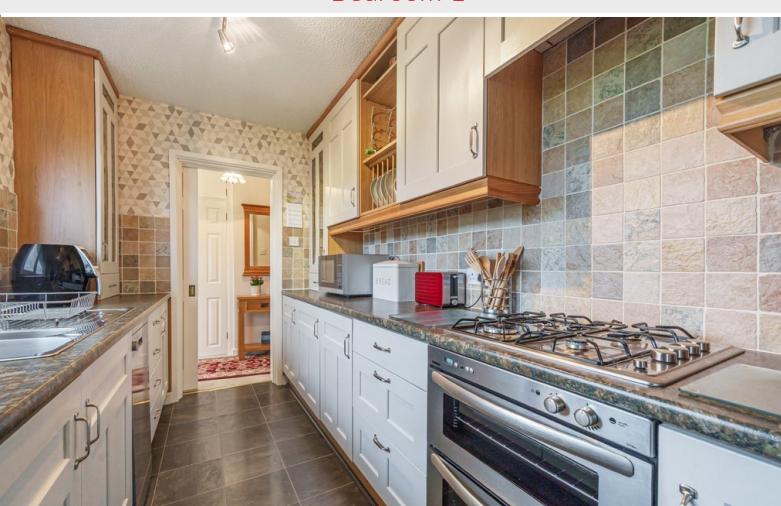
Lounge



Dining Room



Bedroom 1



Kitchen

**Location** Fisherbeck Park is approached by leaving Ambleside on Lake Road towards Waterhead bearing left opposite the Alkit shop onto Old Lake Road. Continue along Old Lake Road bearing third left onto Fisherbeck lane which leads to Fisherbeck Park. Continue up the hill bearing first right and following the road around and up to the left where number 22 can be found on the right hand side adjoining open fields.

Alternatively from the direction of Windermere head towards Ambleside on the A591. On entering Ambleside continue straight through at the traffic lights at Waterhead onto Lake Road and turn right off Lake Road onto Old Lake Road opposite Hayes Garden World. Then take the second right onto Fisherbeck Lane. Continue up the hill bearing first right and following the road around and up to the left where number 22 can be found on the right hand side adjoining open fields.

**What3words** //critic.motoring.forwarded

**Description** A peacefully placed 3 bedrooomed, 2 bathroom detached bungalow set in mature landscaped gardens. Situated in a semi-rural location on the edge of the village and having fine Lakeland views whether your sat at the dining table, washing the dishes or enjoying an afternoon in the conservatory with views of the fells. The property is bright and includes an entrance porch. L-shaped hallway with a wardrobe and cloaks cupboard. Open plan dining/lounge area (with a slate fireplace) inset gas fire surrounded by picture windows with a conservatory which has access's to the garden to the rear of the property.

There are three bedrooms, one being ensuite plus a 4 piece family bathroom.

The stylish fitted kitchen with wall cupboards, glazed cupboards and plate racks with an inset Franke sink unit, 4 ring gas hob and a cooker hood extractor fan. Additionally there is a utility with a sink basin and storage units.

A stand-out retirement or family home in an exceptional location - come and see for yourself.

**Accommodation (with approximate dimensions)**

**Entrance Hall** With access to utility area.

**Inner Hall** With cloaks cupboard/ store.

**Lounge** 20' 11" x 12' 6" (6.38m x 3.81m)

**Conservatory** 9' 11" x 5' 4" (3.02m x 1.63m)

**Dining Room** 10' 10" x 9' 1" (3.3m x 2.79m)

**Kitchen** 11' 6" x 6' 7" (3.53m x 2.01m)

**Utility** 7' 7" x 5' 6" (2.31m x 1.68m)

**Bedroom 1** 13' 3" x 9' 11" (4.06m x 3.02m)

**Bedroom 2** 10' 2" x 9' 7" (3.12m x 2.92m)

**Ensuite** 3 piece suite comprising corner shower, wash basin

and wc. Heated towel rail.

**Bedroom 3** 9' 11" x 6' 11" (3.02m x 2.11m) Currently used as a study.

**Bathroom** A 4 piece suite comprising a panel bath, separate corner shower, wash basin and wc. Heated towel rail.

#### Outside

**Garage** 15' 5" x 10' 4" (4.70m x 3.15m) This attached garage has light and power. Driveway parking for two cars.

**Undercroft** Divided into four distinct areas ideal to store garden furniture and outdoor equipment (with limited head height).

**Garden** There are pretty and colourful well stocked gardens with patio/ sitting out area facing due south in addition there is side land used and occupied by 22 Fisherbeck Park with such right and interest as they may have under a possible possessory title, beyond which is a further field which is owned jointly by eight of the local residents (acting as Fisherbeck View Ltd) which runs around to the south and west, acquired with the intention of creating a protected buffer against any potential future development.

#### Property Information

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

\*Broadband checked on <https://checker.ofcom.org.uk/> 16th October 2023

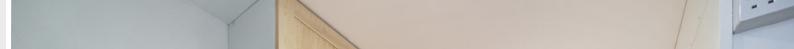
**Tenure** Freehold.

**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 appointed by appointment with the Hackney & Leigh Ambleside Office.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



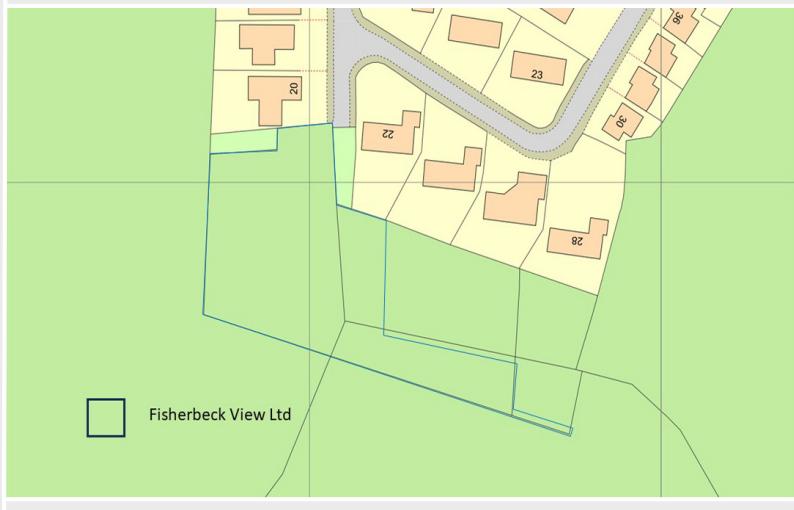
Utility



View



Bathroom



OS Map Reference 01041679

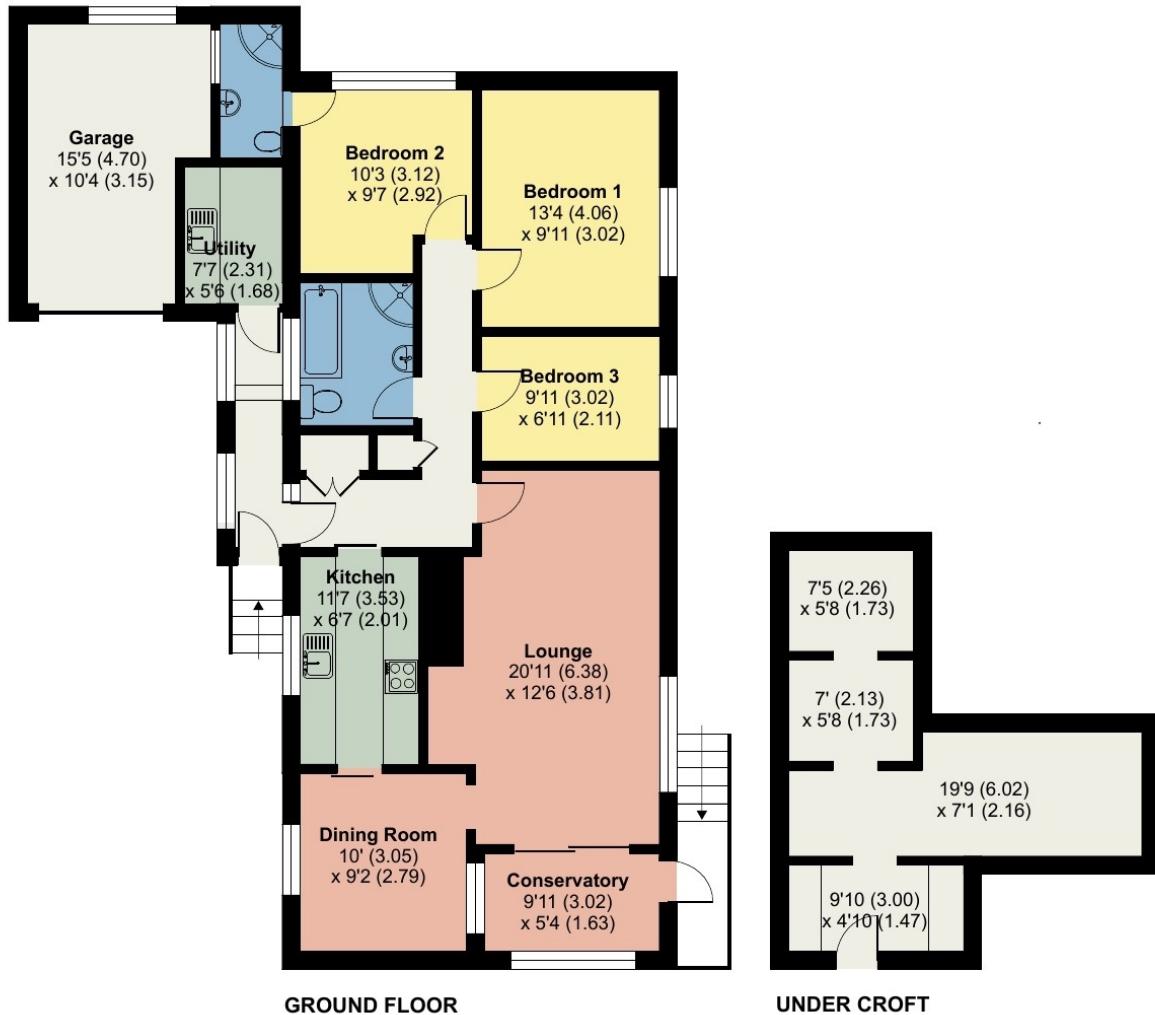
# 22 Fisherbeck Park, Ambleside, Cumbria, LA22

Approximate Area = 1260 sq ft / 117.1 sq m (includes garage)

Under croft = 261 sq ft / 24.2 sq m

Total = 1521 sq ft / 141.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
Produced for Hackney & Leigh. REF: 1041268

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