



## Ambleside

£325,000

Waterfalls, 19 The Falls, Ambleside, Cumbria,  
LA22 0QT

This spacious one bedroom first floor apartment is impeccably presented and is superbly placed for accessing the village, fells and lake shore alike. Waterfalls is the perfect holiday let or weekend retreat.

Thoughtfully designed this lovely home sits high above Stockghyll and includes a splendid sitting/dining room, a fitted kitchen, a double bedroom, stylish bathroom, private and communal gardens and parking.

### Quick Overview

Welcoming one bedroomed apartment  
Superb location for accessing the village, the  
fells and the lake shore  
Beautifully presented accommodation  
A variety of walks accessible from the  
doorstep  
No chain  
Allocated parking plus visitor parking  
Superfast Broadband 75Mbps\*



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Superfast  
Broadband



Private Parking  
Space

Property Reference: AM3980



Sitting Room



Bedroom



Dining Area



Kitchen

**Location** From Rydal Road, bear right up Smithy Brow at the mini roundabout and continue up Kirkstone Road. Just after the converted Church bear right into Oaksfield and proceed along this road as it continues into The Falls. Continue past the first block on the right, veer to the right under the apartments, and Waterfalls is just ahead with its dedicated parking space close by on the right.

**Description** Originally constructed when The Falls was a working Bobbin Mill, Waterfalls is now a spacious one bedroom apartment and a successful holiday let with Lake Lovers.

From this peaceful setting there is ready access to the lake shore, the high fells which surround Ambleside and of course the beautiful waterfalls of Stockhyll as well as to the centre of the village itself which is very well provided for with a wide selection of shops, highly regarded restaurants, traditional Lakeland inns and even a surprisingly wide selection of cinema screens.

A communal entrance leads to the first floor, and then to an inner hall to the front door for Waterfalls. This first floor apartment offers unique quality and charm in wonderful surroundings, with superb walks immediately on hand there is something for everyone on offer.

The cosy, welcoming dual aspect sitting room with views to the falls, is perfect for relaxing and also has space to dine. The kitchen is fitted with modern wall and base units with complementary work surfaces and inset Franke sink and drainer unit. Integrated appliances include an Indesit electric four ring hob, separate Bosch oven/grill with extractor hood over, a slimline Bosch dishwasher, and Hotpoint fridge/freezer.

The double bedroom benefits from wall to ceiling double wardrobes, with the stylish bathroom having panel bath with Mira shower over, vanity wash basin and WC.

Currently a successful holiday let with Lakelovers, this is a fabulous home simply perfect for romantic getaways and relaxing in complete comfort after a busy day walking and exploring the Lake District.

#### **Accommodation (with approximate dimensions)**

**Communal Entrance Hall and Staircase** leading to first floor inner hall, and entrance to 19 The Falls.

#### **First Floor**

**Private Entrance Hall** With intercom system, and cupboard housing the Gledhill Stainless Lite hot water cylinder, and a further cupboard with plumbing for an automatic washing machine.

**Sitting/ Dining Room** 15' 10" x 13' 3" (4.85m max x 4.06m max)

**Kitchen** 9' 6" x 6' 7" (2.90m x 2.01m)

**Bedroom** 12' 7" x 10' 2" (3.84m max x 3.12m max)

**Outside** There is a lovely recreational field owned by the Management Company for the use of owners within the development which enjoys wonderful far reaching views which include Coniston Old Man and the Langdale Pikes, plus a communal barbeque area overlooking Stockghyll.

### Property Information

**Parking** The property has 1 allocated car parking space with additional visitor parking available around the development.

**Services** Mains water, gas, drainage and electricity are connected. Gas central heating to radiators.

\*Broadband checked on <https://checker.ofcom.org/> 30th September 2023 - not verified.

**Business Rates** This property has a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council being £848.30  
Small Business Rate Relief may be available.

**Tenure** The property is Leasehold on the residue of a 999 year Lease from 1989, with a nominal ground rent. The Stockghyll Management Company Limited has been formed with the Management Fee for 2023/24 understood to be £1,455 The Management Company looks after the day to day running of the communal parts and driveways, external repairs, decorating and maintenance together with building insurance.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

As this is a successful holiday let property viewings may be restricted to changeover day between guests bookings.

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



Meadow within Communal Grounds



Bathroom



Bedroom

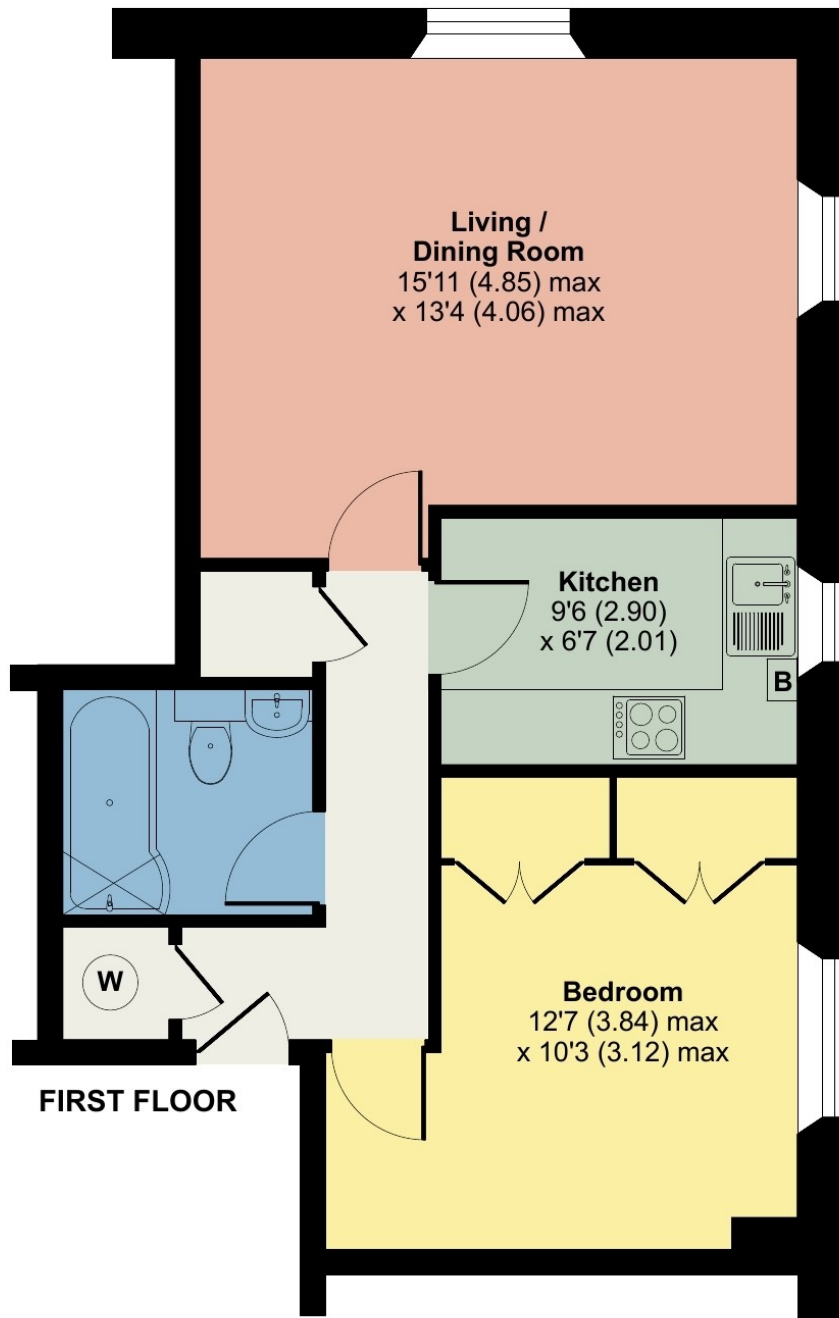


Meadow within Communal Grounds

# Waterfalls, 19 The Falls, Ambleside, LA22

Approximate Area = 531 sq ft / 49.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1037142

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