



Copt How Birch Road, Ambleside  
£730,000





## Copt How Birch Road

### Ambleside

A fabulous detached residence situated in the heart of the Lakeland village of Ambleside. The village offers many amenities which include a variety of cafes, restaurants, shops and a cinema and also provides an excellent bus service with access to the rest of the Lake District National Park and road links to the M6. Copt How sits in an elevated position with views towards Loughrigg, Wansfell and the Fairfield Horseshoe.

The well presented accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, utility room, store and cloakroom to the ground floor, a well proportioned landing with three bedrooms, one having an en-suite and a family bathroom to the first floor. The property benefits from having gas central heating throughout and an open fireplace in the sitting room and wood burning stove in the dining room.

There is a delightful enclosed patio to the rear and off road parking to the front of the property.

Copt How would make an ideal permanent home, second home or holiday let investment, where contents are available by separate negotiation.

## GROUND FLOOR

### HALLWAY

10' 6" x 8' 9" (3.19m x 2.67m)

Both max. Single glazed door, single glazed window, radiator, understairs storage, built in cupboards, recessed spotlights.

### SITTING ROOM

12' 10" x 12' 2" (3.92m x 3.71m)

Both max. Single glazed window, radiator, open fireplace, recessed spotlights.

### DINING ROOM

12' 10" x 11' 5" (3.91m x 3.47m)

Both max. Single glazed window, radiator, wood burning stove, recessed spotlights.

### KITCHEN

10' 10" x 8' 2" (3.29m x 2.49m)

Both max. Single glazed window, radiator, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, tiled splashback, recessed spotlights, tiled flooring.

### STORE ROOM

8' 6" x 4' 5" (2.60m x 1.35m)

Both max. Single glazed window, base units, space for dishwasher, tiled flooring.

### UTILITY ROOM

10' 8" x 6' 3" (3.26m x 1.90m)

Both max. Single glazed window, radiator, space for fridge freezer, plumbing for washer dryer, gas combination boiler, built in cupboard, recessed spotlights, tiled flooring.

### CLOAKROOM

6' 8" x 5' 7" (2.04m x 1.71m)

Both max. Heated towel radiator, W.C. wash hand basin, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.





## FIRST FLOOR

### LANDING

13' 7" x 5' 11" (4.14m x 1.81m)

Both max. Loft access, recessed spotlights.

### BEDROOM

13' 1" x 11' 5" (3.98m x 3.48m)

Both max. Single glazed window, radiator, recessed spotlights.

### EN-SUITE

9' 9" x 7' 10" (2.98m x 2.40m)

Both max. Single glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower fitment, recessed spotlights, tiled flooring.

### BEDROOM

12' 4" x 9' 11" (3.76m x 3.02m)

Both max. Single glazed window, radiator, recessed spotlights, built in cupboards.

### BEDROOM

10' 1" x 9' 1" (3.08m x 2.77m)

Both max. Single glazed window, radiator, recessed spotlights.

### BATHROOM

10' 1" x 9' 1" (3.08m x 2.77m)

Both max. Single glazed window, radiator, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, fully tiled walls, built in cupboard, recessed spotlights, tiled flooring.





## OUTSIDE

A paved patio garden to the rear surrounded by well established trees and borders with space for garden furniture. To the front of the property is a gravelled area with tall hedges providing privacy to the front.

## OFF ROAD

Driveway parking for one vehicle.

## EPC RATING E

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

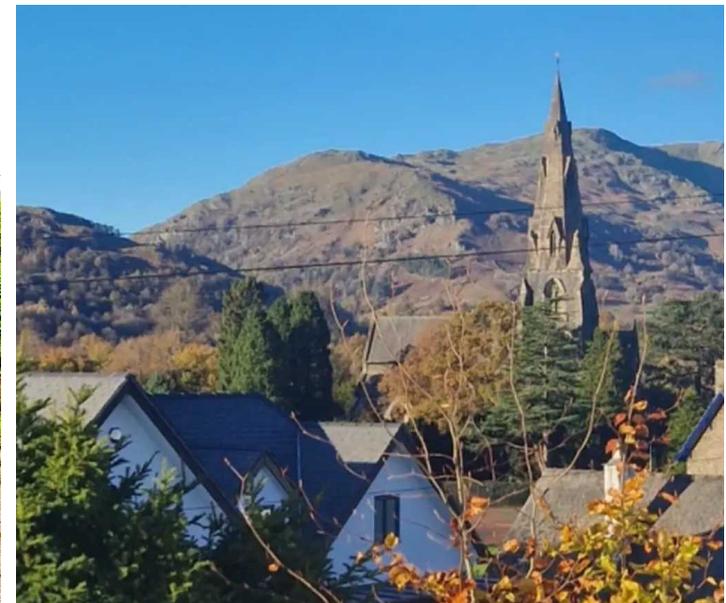
## COUNCIL TAX: BUSINESS RATES

## TENURE:FREEHOLD

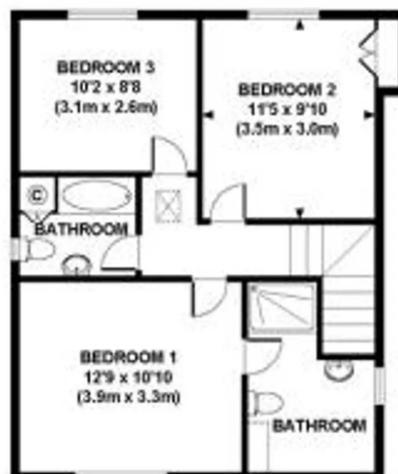
## DIRECTIONS

From Windermere follow the A591 to Ambleside and proceed along Lake Road bearing left onto Wansfell Road, carry on down the road and take the second right onto Birch Road to find Copt How located on the right hand side.

WHAT3WORDS:veal.firm.flattery



## COPT HOWE



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 526 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 692 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1218 SQ FT / 113 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.2dexpert.net](http://www.2dexpert.net)



## THW Estate Agents

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