



Avalon, Rothay Road
£1,250,000



Avalon

Rothay Road, Ambleside

A beautiful residence in the heart of Lake District National Park and positioned centrally in Ambleside, one of the Park's honeypot towns, an essential visitor destination and a fantastic place to live and enjoy Lake Windermere and the Lakeland Fells. The property is a former bed and breakfast residence that has been completely renovated by the current owner. Offering easy access to the many amenities available which include an abundance of cafes, shops, pubs, take-aways, restaurants, Zefferellis Cinema and the beautiful Rothay Park to name a few. This charming property is now ready to trade as a boutique commercial residence having B&B potential or be enjoyed as a substantial family home. The current owner has achieved a perfect blend of old and new. The high end contemporary bathroom & bedroom fittings are complemented by luxurious wall and floor coverings which mix seamlessly with period features such as the covings, architraves and skirtings that have been restored and replaced. Each room setting has been thoughtfully constructed to fill and showcase the high ceilings with occasional glimpses of exposed stone work and wonderful views of the village and striking Fells beyond. The accommodation is arranged over five floors which comprises a vestibule, hallway, sitting room, dining room with a multi fuel stove, breakfast kitchen, utility room and bedroom with an en-suite bathroom to the ground floor. The lower ground floor which was the basement has been converted into two bedrooms with one having an en-suite bathroom. The first floor offers a master suite which is accessed by a dressing room which also leads to an en-suite, included in the master suite is a secret walk in wardrobe. Included on the first floor is one more bedroom with its own en-suite bathroom. On the second floor there are two bedrooms both with impressive en-suite bathrooms with the third floor offering a bedroom which opens out into an en-suite bathroom with far reaching views. Outside there is a forecourt to the front of the property which has ample space for garden furniture to sit out, relax and enjoy the hustle and bustle of the the town, with a paved patio to the rear which leads to a private driveway.

LOWER GROUND FLOOR

HALLWAY

15' 11" x 6' 2" (4.84m x 1.88m)

BEDROOM

18' 10" x 13' 11" (5.74m x 4.23m)

BEDROOM

13' 7" x 13' 0" (4.15m x 3.95m)

BATHROOM

8' 2" x 4' 11" (2.48m x 1.50m)

GROUND FLOOR

VESTIBULE

6' 0" x 5' 9" (1.82m x 1.75m)

HALLWAY

10' 7" x 6' 5" (3.22m x 1.96m)

SITTING ROOM

18' 3" x 14' 4" (5.56m x 4.37m)

DINING ROOM

15' 5" x 12' 0" (4.70m x 3.65m)

KITCHEN

23' 11" x 10' 0" (7.30m x 3.05m)

UTILITY ROOM

10' 8" x 10' 4" (3.26m x 3.16m)

BEDROOM

14' 2" x 11' 0" (4.32m x 3.35m)

EN-SUITE

6' 6" x 5' 4" (1.98m x 1.62m)





FIRST FLOOR

LANDING

17' 11" x 6' 5" (5.47m x 1.95m)

DRESSING ROOM AREA

13' 5" x 5' 9" (4.08m x 1.76m)

MASTER BEDROOM

18' 10" x 12' 10" (5.73m x 3.91m)

HIDDEN WALK-IN WARDROBE

10' 10" x 7' 3" (3.29m x 2.21m)

EN-SUITE

13' 2" x 7' 9" (4.01m x 2.36m)

BEDROOM/STORE ROOM

10' 2" x 6' 7" (3.09m x 2.01m)

EN-SUITE

10' 10" x 4' 10" (3.29m x 1.47m)

SECOND FLOOR

LANDING

17' 5" x 6' 8" (5.32m x 2.02m)

BEDROOM

13' 7" x 9' 10" (4.15m x 3.00m)

EN-SUITE

14' 4" x 7' 5" (4.38m x 2.25m)

BEDROOM

20' 4" x 12' 9" (6.21m x 3.89m)

EN-SUITE

12' 2" x 5' 9" (3.72m x 1.76m)

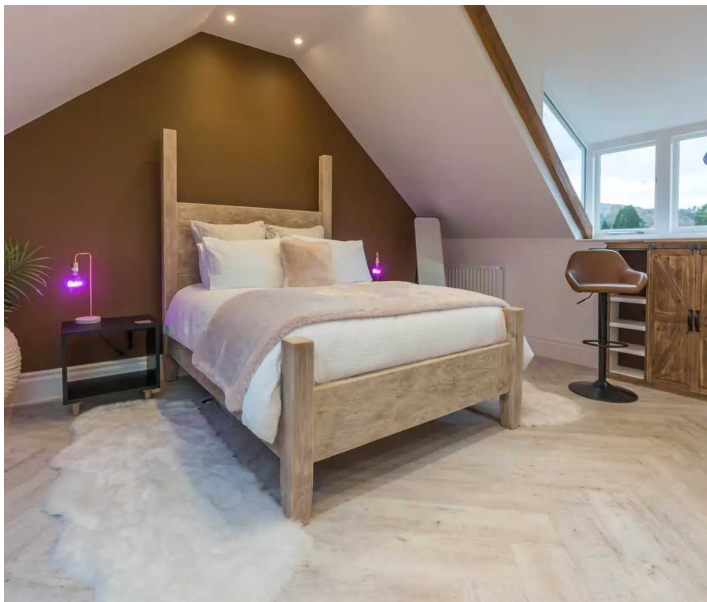
THIRD FLOOR

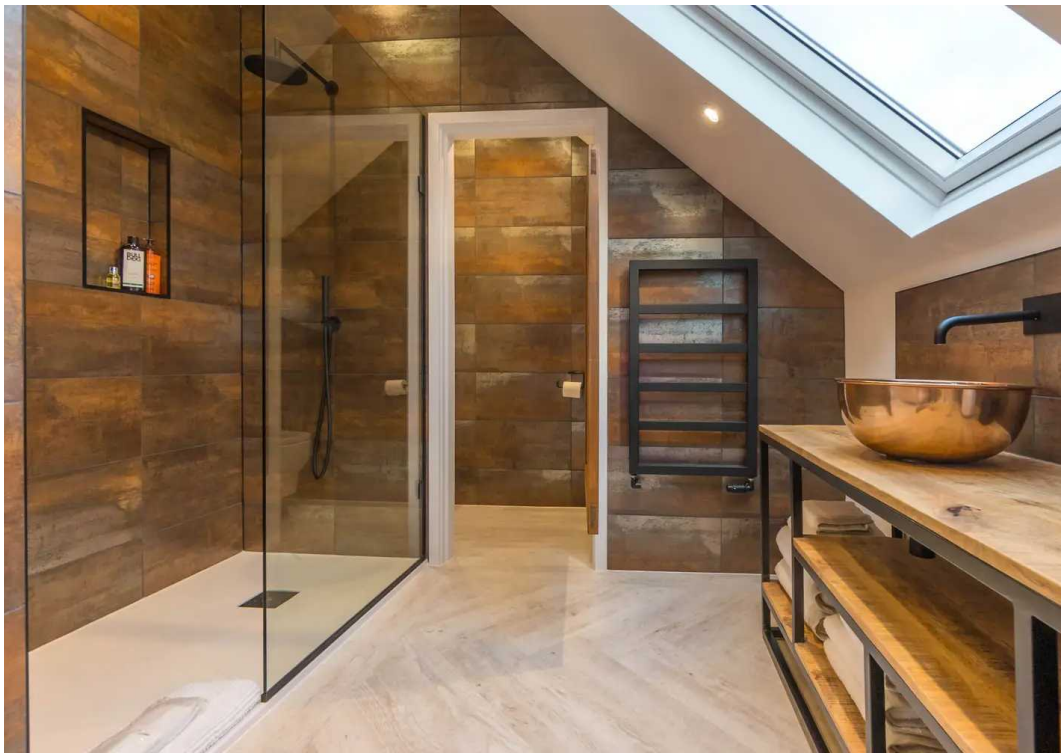
LANDING

8' 2" x 6' 10" (2.49m x 2.09m)

BEDROOM/EN-SUITE

20' 3" x 16' 4" (6.16m x 4.98m)





OUTSIDE

To the rear of the property is a paved patio with space for potted plants and garden furniture which leads to driveway parking. At the front is a well-kept forecourt which has been paved with light stone tiles giving a clean look. There is ample space for garden furniture to sit out on.

OFF ROAD Driveway parking for two vehicles.

EPC RATING A

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

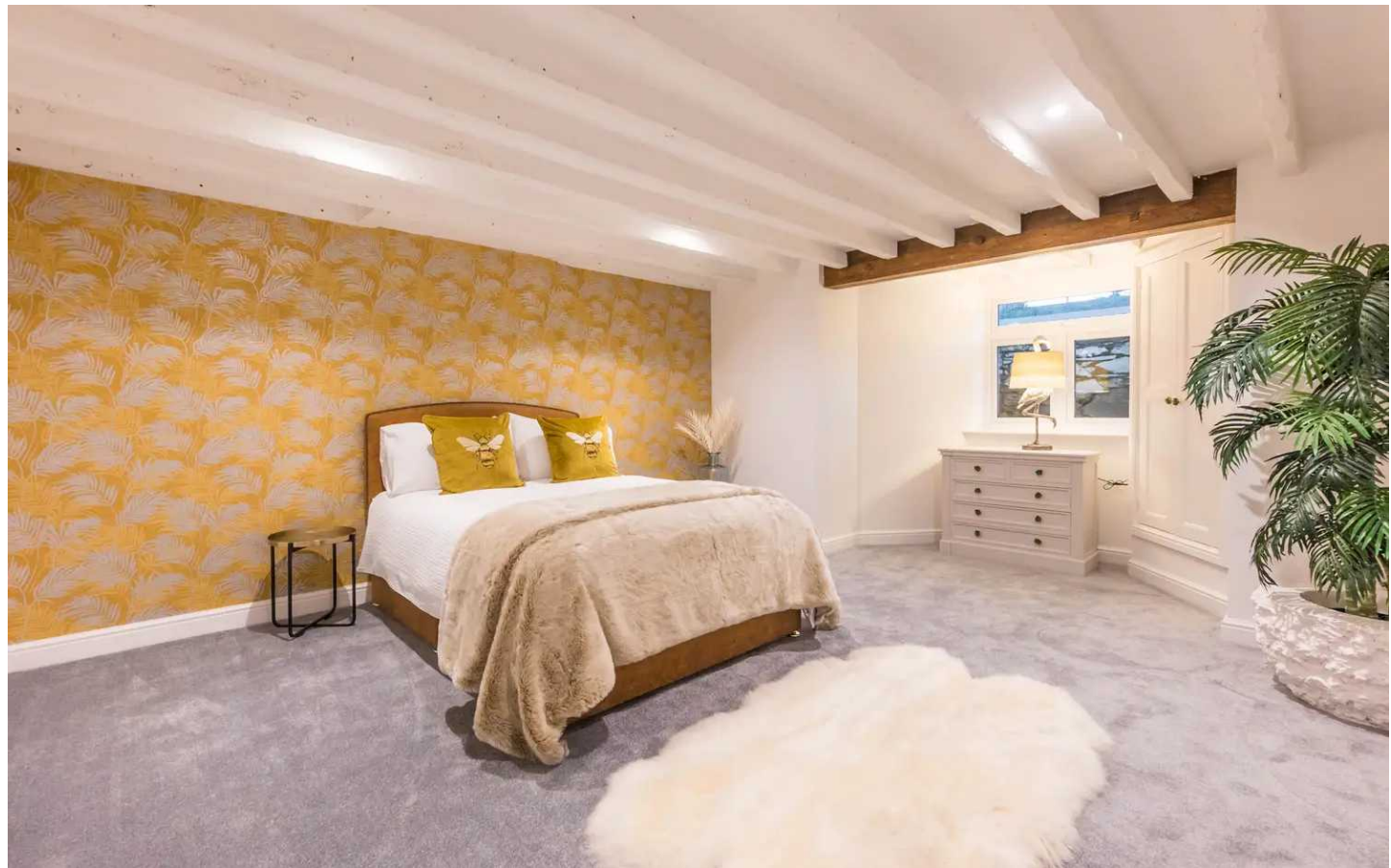
COUNCIL TAX: BAND F

TENURE: FREEHOLD

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 down the road where Avalon is located on the right across from the putting greens.

WHAT3WORDS: build.outdoors.driving





Avalon, Rothay Road, Ambleside

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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