

Ambleside

£545,000

Wansfell House , Wansfell Road, Ambleside,
Cumbria, LA22 0EG

Discover the perfect family home, weekend retreat or potential holiday let built on the original footings of The Log House within this characterful 3-bedroom detached house. Boasting an abundance of space and a range of desirable features this property offers a comfortable and versatile living environment with it being close to local amenities and fell walks from the door.

Quick Overview

Detached House
3 Bedrooms 2 Bathrooms
Built on the original footings of the Log House
Characterful features
Excellent location with local amenities all around
Fell walks from the doorstep
Off Road Parking for 2 cars
Superfast (80Mbps) Broadband available*



3



2



2



D



Superfast
Broadband



Off Road parkig
for 2 cars

Property Reference: AM3994



Sitting Room



Kitchen



Garden



Bedroom 1

Location Wansfell House is conveniently located within a short distance of the town centre and amenities. Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead along Lake Road bearing left onto the one way system which then forms Wansfell Road. Wansfell House is the first property on the right.

what3words ///timed.powering.behalf

Description Step inside and be greeted by two spacious reception rooms, providing ample space for entertaining guests or relaxing with the family. The rooms are filled with natural light, creating a bright and inviting atmosphere. The dining room with access to the decking and garden, the sitting room with a bay window and a multifuel stove on a slate hearth. The property continues to impress with a well-appointed kitchen, complete with appliances such as a double oven, 4 ring gas hob, dishwasher, waste disposal unit and a built in fridge freezer and plenty of storage space. The kitchen is designed to be functional and stylish, making meal preparation a breeze.

The lower ground floor of the property features a dedicated office/hobby space, ideal for those who work from home or require a quiet area for studying. This additional room offers flexibility and convenience. With a utility room, providing a practical space for laundry with plumbing for a washing machine and storage. Within the lower ground floor there is a workshop suitable for storing coats, shoes and bikes.

On the first floor the property benefits from three bedrooms, two having a dual aspect, offering comfortable and private spaces. Each bedroom is thoughtfully designed. Bedroom one boasts an en-suite shower room. There is also a family bathroom and a separate wc. This floor has two storage cupboards one with a pre-insulated hot water cylinder.

Outside, the property features a decked seating area with a Lakeland paved path leading on to grass, providing a tranquil space to relax. The garden is perfect for simply unwinding after a long day.

Accommodation (with approximate dimensions)

Ground Floor

Sitting Room 18' 8" x 16' 10" (5.69m x 5.13m)

Dining Room 13' 11" x 11' 4" (4.24m x 3.45m)

Kitchen 10' 4" x 6' 9" (3.15m x 2.06m)

Lower Ground Floor

Office/Hobby Room 15' 11" x 12' 6" (4.85m x 3.81m)

Utility 15' 8" x 5' 9" (4.78m x 1.75m)

Workshop 11' 1" x 7' 9" (3.38m x 2.36m)

Store

First Floor

Bedroom 1 18' 9" x 13' 0" (5.72m x 3.96m)

Ensuite Shower Room 3 piece suite comprising corner shower, wash basin and wc. Heated towel rail.

Bedroom 2 10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom 3 9' 11" x 8' 11" (3.02m x 2.72m)

Bathroom Comprising a shower over a panel bath and a pedestal wash basin. With a separate wc.

Outside

Garden

Parking Off road parking for two cars.

Porch 6' 7" x 3' 4" (2.01m x 1.02m)

Side porch 17' 8" x 0' 0" (5.38m x 0m)

Property Information

Services This property is connected to mains water, electric, gas and drainage.

Note * Checked on <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA220EG&uprn=100110694245> on the 22nd November 2023

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office

Holiday Letting Opportunity *In the opinion of Lakes Lovers (<https://www.lakelovers.co.uk/letyourcottage/>) Wansfell House offers the purchaser the opportunity to create a desirable and commercial holiday let in the centre of Ambleside, well paced for all the village amenities. Once presented to maximise the commercial opportunity we would anticipate that the property would benefit from strong, year-round trade, with higher than average occupancy levels and initially target a annual gross rental income of £40,000 with the opportunity to grow this further with the benefit of good reviews and repeat bookings.*



Dining Room



Bedroom 2



Office

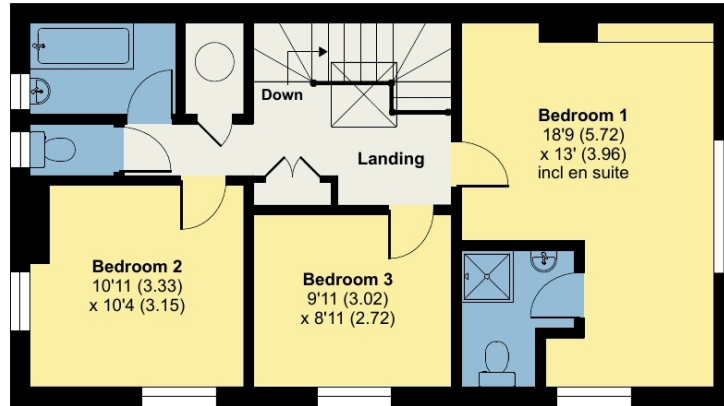


View of Fells

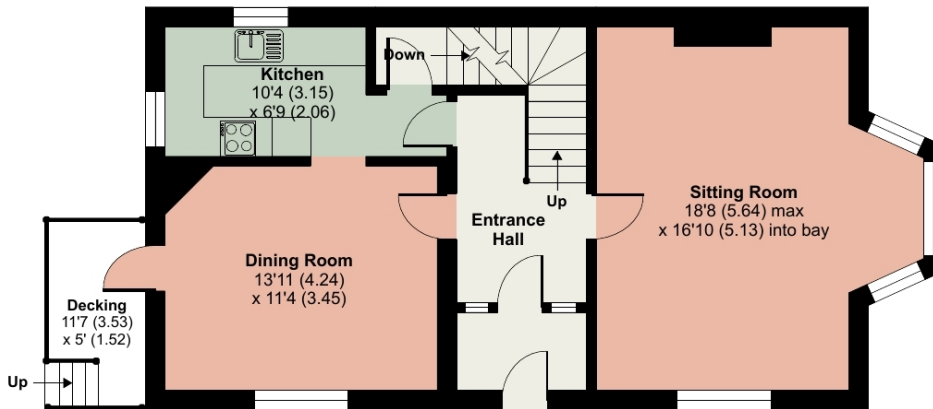
Wansfell House, Wansfell Road, Ambleside, LA22

Approximate Area = 1799 sq ft / 167.1 sq m (includes workshop)

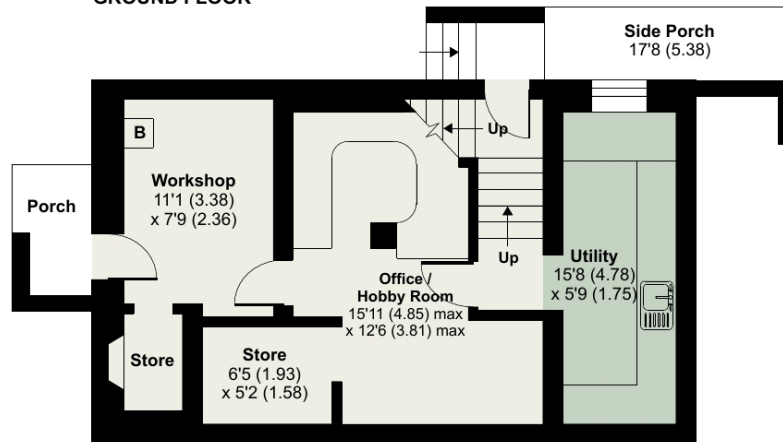
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1059804

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

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