

Ambleside

£385,000

1 St Annes Cottages, Ellerigg Road, Ambleside, Cumbria, LA22 9EU

This welcoming Lakeland stone built 2/3 bed roomed end of terrace home enjoys superb views to Wansfell in a very popular and peaceful setting. The immaculate accommodation includes an entrance hall, a bright south facing sitting room, a fitted kitchen, dining room, utility area, cloak room, 2/3 bedrooms plus an attic room and pretty gardens. Occupancy Conditions apply.

Quick Overview

- 2/3 bed roomed Lakeland stone built cottage
- End of terrace
- Occupancy conditions apply
- Superb views to Wansfell
- A short stroll from central Ambleside
- No upward chain
- Generous south facing garden
- Roadside car parking
- Superfast (63Mbps) Broadband Available*



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Superfast
Broadband



Roadside Car
Parking

Property Reference: AM3996



Living Room



Bedroom 2



Kitchen



Garden

Location From the centre of Ambleside, head north as if towards Grasmere and at the mini roundabout at the northern end of Ambleside, take the right-hand turn up 'The Struggle' onto Kirkstone Road taking the third left into Sweden Bridge Lane. Continue up this pleasant road taking the second right on to Ellerigg Road which is a quiet cul de sac with plenty of road side parking. 1 St Annes Cottages is found towards the top end of the cul de sac on the right hand side.

What3Words ///arrive.clutches.prungs

Description This welcoming Lakeland stone built 2/3 bedroomed end of terrace home enjoys superb views to Wansfell in a very popular and peaceful setting. The accommodation includes an entrance hall, a bright south facing sitting room, a fitted kitchen, dining room, utility area, cloak room, 2 bedrooms plus an attic room, and a bathroom.

Full of character, this delightful terrace was once all one, and saw service back in the early 20th Century as an orphanage, run by the quaintly named Church of England Waifs and Strays Society, and continued in such use right up until around 1950 when this impressive home was then sub-divided into the pretty little row of cottages seen today.

Entered via the middle level, the entrance hall leads you to the living room straight ahead of you, benefitting from an open fire on a slate hearth and two windows with wide sills ideal for sitting and enjoying the stunning views of Wansfell, with Lake Windermere glinting in the distance. Accessed from the living room is an outdoor patio area, lending itself perfectly to enjoying a morning coffee, or at the end of the day a glass of something cool whilst admiring those surrounding views. There is also an office/bedroom 3 at this entry level, currently utilised as a music room, ideal for those lucky enough to be able to live and work in such wonderful surroundings.

Downstairs, at ground level at the rear, is the utility room with plumbing provision for an automatic washing machine, a tumble dryer and 2 external doors, cloak room, and the fitted kitchen and dining area. The kitchen is light and airy being part tiled, with wall and base units, and complementary work surfaces with integrated stainless steel sink and a half and drainer. Enjoying fell views from the window over the sink, providing possibly the best distraction from the dirty dishes, and with external glazed door to rear patio and garden. The first floor includes a landing, two bedrooms, and a 4 piece bathroom. A fixed ladder gives access to the attic room, which again offers home office use potential although this room is currently in use as an occasional bedroom (albeit perhaps without full compliance with building regulations).

The south facing rear garden is a delight - the perfect spot in which to unwind and enjoy the peace and quiet of this wonderful setting.

The original Occupancy Condition stated that the property must be the permanent home of someone who, for three years immediately preceding taking up occupation has had their principle home or place of work within The Lake District National Park. We understand that it is now the view of the Customer and Commercial Services department at Westmorland

and Furness, and their legal advisor, that the property may be purchased by anyone who can provide evidence of living and working within the County of Cumbria for three years prior to purchase. We further understand that an exception policy may also apply for those with certain local connections or specific requirements. Interested parties are advised to make their own enquiries with Westmorland and Furness District Council with regards their own qualification.

Accommodation (with approximate dimensions)

Ground floor

Entrance Hall Stairs to lower ground floor and first floor.

Living Room 12' 11" x 11' 3" (03.96m x 3.43m) External door to patio roof terrace (3.61m x 2.96m max)

Office/ Bedroom 3 9' 3" x 5' 10" (2.82m x 1.80m)

Lower Ground Floor

Utility Area 13' 1" x 9' 10" (3.98m x 3.00m)

Open Plan Kitchen/Dining Area

Kitchen 12' 11" x 11' 5" (3.94m x 3.48m) With three built in storage cupboards, one of which houses the British Gas central heating boiler.

Dining Room 10' 11" x 9' 3" (3.33m x 2.83m)

Cloakroom

First Floor

Landing Fixed ladder to Attic Room.

Bedroom 1 12' 11" x 9' 9" (3.94m x 2.97m) Integrated wardrobe and characterful cast iron fireplace (no longer in use)

Bedroom 2 11' 3" x 7' 0" (3.43m x 2.13m) Integrated wardrobe.

Bathroom Four piece suite comprising panel bath with Safemix shower over, wash hand basin, bidet and wc.

Attic Room 12' 3" x 12' 0" (3.75m x 3.66m max) In use as an occasional guest bedroom, 2 Velux.

Outside A lovely split level garden with patio area from which to enjoy the peaceful surroundings and view of Wansfell. The lawn is bordered with mature shrubs, and for the green fingered gardener there is a vegetable plot as well as a greenhouse.

Property Information

Services The property is connected to mains electricity, gas, water and drainage. Double glazing and gas central heating to radiators.

Council Tax Westmorland and Furness District Council - Band D

Tenure Freehold. There is also an area of flying freehold whereby a small part of the neighbours porch and hallway, is directly above this property.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Dining Area



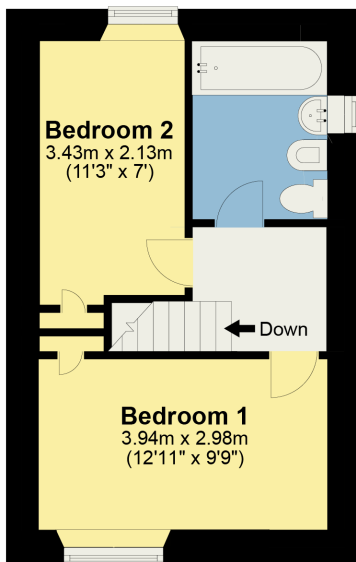
Aerial View Above The Terrace



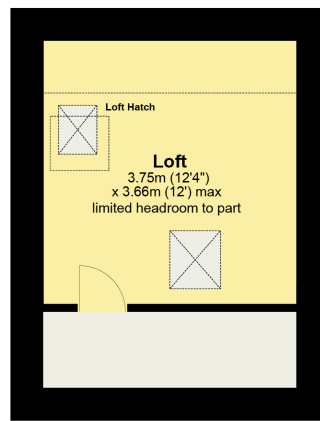
Bedroom 1



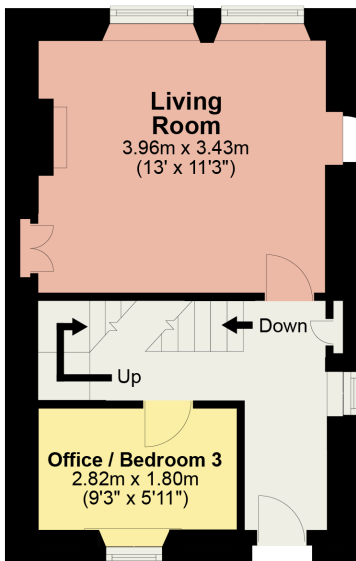
Bathroom



First Floor

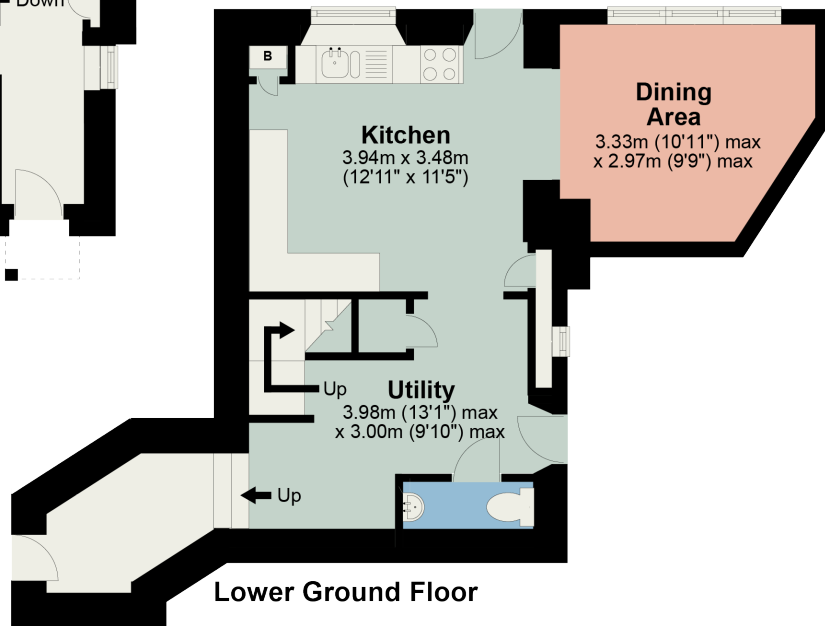


Loft



Ground Floor

Roof Terrace
3.61m (11'10")
x 2.96m (9'8") max



Lower Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: W3996

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