



## Ambleside

£485,000

Hazeldene, 9 Millans Park, Ambleside, Cumbria, LA22 9AG

This attractive stone and slate terraced cottage enjoys a winning combination of bright and spacious accommodation in a quiet residential setting with proximity and accessibility not only to central Ambleside but the wonderful array of fell walks which surround it. With 3 bedrooms and 2 bathrooms this is the perfect holiday let, weekend retreat or family home.

The accommodation includes a sitting room, dining room, bright stylish extended kitchen, useful cloakroom, with a games room on the lower ground floor, a double bedroom, single bedroom, and luxury shower room on the first floor, and a further bedroom and a contemporary bathroom above. There is a useful outside bike store, and a tidy patio style garden.



3



2



2



D



Superfast  
Broadband



Permit Parking

### Quick Overview

- Attractive extended stone built cottage
- 3 bedrooms and 2 bathrooms
- Games room on lower floor
- Quiet location
- Close to Ambleside amenities
- Pleasant views particularly from the upper floors.
- Successful holiday let
- No chain
- Permit parking
- Superfast Broadband 80Mbps\*

Property Reference: AM4006





Sitting Room



Dining Room



Kitchen



Kitchen

**Location** By car, Millans Park is approached off Compston Road on the one way system which runs through the centre of Ambleside from the south. Turn left by Zeffirellis Cinema and follow the one way system around Millans Park and Hazeldene can be found on the left hand side near the far end. On foot from our Ambleside office, stroll around the corner on your right on leaving the office, walk straight ahead and the cottage is a found short way along on your right.

**What3Words** ///likewise.films.roadblock

**Description** The bright accommodation includes a cosy sitting room with separate dining room offering plenty of opportunity for relaxation and dining. The light and airy extended kitchen beyond has stylish wall and base units with timber and slate work surfaces, and slate floor. Integrated appliances include a Diplomat 6 ring gas hob set above a Stoves electric oven with extractor hood over, and there is plumbing provision for an automatic washing machine, and a condenser tumble dryer. At the far end is a useful cloakroom WC, and an external door leading to the rear.

The lower floor basement room is currently employed as a Games Room, whilst the first floor has been thoughtfully designed to include two bedrooms and a luxury shower room with a further double bedroom above enjoying lovely views to the rear over roof tops to Loughrigg, and a contemporary bathroom also with fell views from the large Velux window. Outside is a very useful bike store, perfect for also securely housing outdoor equipment, bikes, garden furniture etc and a flagged patio style garden to the front.

You can step from the door and literally within seconds be in the heart of the village, although you would not guess that such a thriving community was on the doorstep from within. Ambleside offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland Inns, not to mention a surprising selection of cinema screens. You can hike any of the surrounding fells, amble down to the lake shore or wander alongside pretty waterfalls, all without troubling to find the car keys.

Your dream Lakeland Home? Come and see for yourself.

Millans Park operates a residents car parking scheme.

**Accommodation (with approximate dimensions)**

**Sitting Room** 11' 10" x 10' 1" (3.61m x 3.07m)

**Dining Room** 12' 2" x 11' 7" (3.71m x 3.53m)

**Kitchen** 12' 2" x 11' 10" (3.71m x 3.61m) External door to the rear yard. Integrated cupboard housing the Vaillant gas central heating boiler. Underfloor heating, and two Velux windows.

**Cloakroom** WC and wash hand basin.

**Lower Ground Floor Games Room** 13' 00" x 11' 11" (3.96m x 3.63m)



## First Floor

**Landing** With stairs to second floor.

**Bedroom 1** 11' 10" x 10' 0" (3.61m x 3.05m) A double room with views to the front.

**Bedroom 3** 8' 10" x 6' 0" (2.69m x 1.83m) A single room.

**Shower Room** Part tiled walls with walk in shower, WC and wash hand basin. With heated ladder style towel rail and underfloor heating.

## Second Floor

**Landing** Integrated storage cupboards.

**Bedroom 2** 11' 8" x 10' 0" (3.58m x 3.07m) Utilised as a twin, with dormer window.

**Bathroom** Part tiled walls and having a contemporary bath, wash hand basin and WC. Two Velux with fell views, having underfloor heating and an under eaves storage cupboard.

## Outside

**Bike Store** 7' 8" x 4' 7" (2.34m x 1.40m) Accessed from the rear of the property this lockable bike store is also ideal for the storage of outdoor equipment.

**Parking** Millans Park benefits from a residents car parking scheme which allows for one residents and one visitors vehicle to be parked on the roadside, further details are available at Cumbria County Council.

## Property Information

**Services** The property is connected to mains electricity, gas, water and drainage. Double glazing and gas central heating to radiators. Underfloor heating to kitchen, shower room and bathroom.

**Tenure** Freehold.

**Business Rates** The property has a rateable value of £2,850 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,422.15  
Small Business Rate relief may be available.

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

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

**Holiday Letting Opportunity** Currently a successful holiday let with <https://www.sykescottages.co.uk>, a quick glance at the visitors book just confirms the desirability of this delightful cottage, and also the number of repeat visits...

"lovely house, great location, will definitely book again",  
"..beautiful house, fabulous location. Highly recommend" Need we say more?

Note: Viewings to be arranged on changeover days which are variable.



Luxury Shower Room



Bedroom 1



Bedroom 3



Lower Ground Floor Games Room

# Hazeldene, 9 Millans Park, Ambleside, LA22

Approximate Area = 1301 sq ft / 120.8 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Bike Store = 36 sq ft / 3.3 sq m

Total = 1380 sq ft / 128.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh REF: 1071685

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