



Ambleside

£485,000

Byways, Edinboro, Ambleside, Cumbria, LA22 9EN

An idyllic "pretty as a picture" Lakeland cottage, wonderfully placed close to central Ambleside, and with a whole host of wonderful walks from the doorstep, this attractive two double bed roomed cottage is simply perfect. There is a welcoming sitting room, a well equipped kitchen, useful boot room/utility, two double bedrooms, bathroom, and pretty gardens.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Byways has everything you might desire, come and see for yourself.

Quick Overview

- Characterful Lakeland cottage
- 2 double bedrooms and a bathroom
- Great location close to central Ambleside
- Fabulous fell views from bedrooms
- Pretty and quiet gardens
- Summer house
- Currently a successful holiday let with Lakelovers
- Ideal weekend retreat or permanent home
- Private off road parking for two cars
- Superfast Broadband speed 80Mbps available*



2



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1



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Superfast
Broadband



Off Road Parking
For 2 Cars

Property Reference: AM4004



Sitting Room



Sitting Room



Sitting Room



Kitchen

Location From Ambleside, proceed out of the village heading towards Grasmere, at the mini roundabout turn right at the foot of the Kirkstone Road and continue up 'The Struggle'. Continue up the road and as the road begins to steepen just before you reach more open countryside and you will see the turning for Edinboro on your right. Turn down this lane passing Lower Edinboro (the terrace of three stone built cottages on the right), with Byways on your left.

What3words ///explained.reckons.yours

Description An idyllic "pretty as a picture" Lakeland cottage, wonderfully placed close to central Ambleside, and with a whole host of wonderful walks from the doorstep, this attractive two double bed roomed cottage is simply perfect. There is a welcoming sitting room, a well equipped kitchen, useful boot room/utility, two double bedrooms, bathroom, and pretty gardens.

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Upon entering the cottage, the sitting room sets the scene for the rest of the house, being a lovely light and airy room, perfect for relaxing with friends and family. Having a Charnwood multi fuel stove set upon a slate hearth, a slate window seat, and characterful exposed beams. The kitchen has space to dine as well as cook, and stylish wall and base units featuring soft close doors and drawers, with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated Hotpoint appliances include a four ring gas hob, set above an electric oven with extractor hood over, slimline dishwasher, along with a Lamona under counter freezer, and a Bosch under counter fridge. The useful utility room provides ample coat and boot storage.

The two double bedrooms on the first floor also benefit from window seats, perfect for taking in the fabulous fell views.

The contemporary bathroom has tiled walls and floor, and a three piece suite comprising a panel bath with shower attachment and Mira shower above, a wash basin set above a vanity style unit, and a WC. Also having a large heated ladder style towel rail/radiator, and an integrated storage cupboard.

Outside, the peaceful pretty garden has an easily maintained lawn, edged with mature shrubs and enjoying fell views of Wansfell and the Langdale Pikes. Whilst a wonderful addition is a timber glazed Summerhouse, perfect for relaxing in, with space to sit out on the decking, making the most of the surrounding views. It usefully also enables secure bike storage as they can be attached to the two anchor points on the flooring.

This picture perfect cottage is sure to attract a lot of attention - early viewing is recommended.

Accommodation (with approximate dimensions)

Canopy Porch With outside light point.

Sitting Room 14' 4" x 12' 0" (4.37m incl stairs x 3.68m)

Family Kitchen 12' 0" x 9' 1" (3.66m x 2.79m)

Rear Entrance Hall

Utility 6' 5" x 4' 7" (1.96m x 1.40m) Housing the Worcester boiler and having plumbing for an automatic washing machine, and provision for a tumble dryer.

First Floor

Bedroom 1 12' 2" x 11' 8" (3.71m x 3.58m) A large south-facing King-size room with views to the garden and Wansfell.

Bedroom 2 12' 2" x 9' 1" (3.71m x 2.77m) Another double room, currently utilised as a twin with views of the Fairfield Horseshoe.

Bathroom Benefiting from underfloor heating.

Outside

Summerhouse

Garden

Parking There is private off road parking for two cars.

Property Information

Business Rates Byways has a rateable value of £2,400 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,197.60
Small Business Rate Relief may be available.

Tenure Freehold

Services The property is connected to mains gas, electric, water and drainage. Gas central heating to radiators, and double glazing.

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.

Please note; As this is a very successful holiday let cottage, viewings will be limited to changeover days.



Bedroom 1



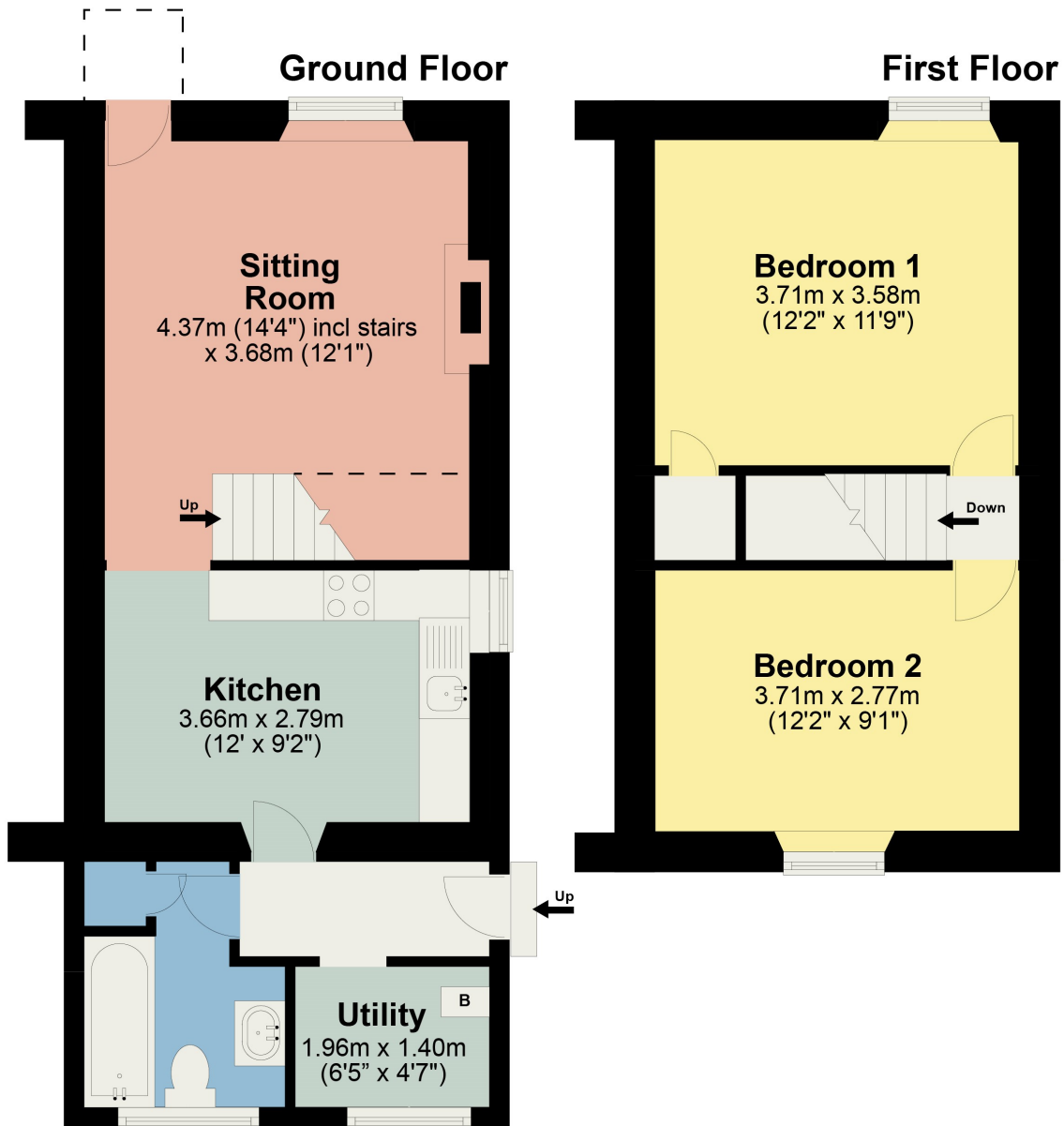
Bedroom 2



Front Elevation



Summer House



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: AM4004

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