



Ambleside

£750,000

Ellerbank, Ellerigg Road, Ambleside, Cumbria,
LA22 9EU

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Quick Overview

Welcoming 4 bedroomed semi detached home
2 Reception Rooms and 2 bathrooms.

Quiet location just a short stroll from central
Ambleside

Lovely south facing home of character
A variety of walks accessible from the
doorstep

Attractive stone and slate property.
Gardens front and rear.

Delightful views in a private setting.
Peaceful setting

Superfast Broadband 68 Mbps available*



4



2



3



D



Superfast
Broadband

Property Reference: AM4020



Sitting Room



Sitting Room



Lounge



Dining Area

Location From the mini roundabout at the northern end of Ambleside, take the right-hand turn up 'The Struggle' on Kirkstone Road taking the third left into Sweden Bridge Lane. Continue up this pleasant lane taking the second right on to Ellerigg Road which is a quiet cul de sac with plenty of road side parking. Ellerbank is found at the top right hand end of the cul de sac.

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Ellerbank then was once two cottages, divided by the stone wall which today separates the entrance hallway from what is now a superb family kitchen. Wonderfully light due to the south facing bay window with ample space for dining with family and friends, this room is surely the centre of the home. Having a shelved alcove and a fireplace with a multi-fuel burning stove set upon a stone hearth. On the other side of the hallway is an equally sunny lounge, also south facing with a multi-fuel cast iron stove set upon a stone hearth, with a further sitting room/games room or snug behind, accessed from the kitchen area. There is scope to combine the lounge with this sitting room to create a stunning through room. Whilst currently utilised as a games room, this sitting room would make a superb home office for those fortunate enough to be able to both live and work in such adorable surroundings, having a Heta multi-fuel stove set upon a stone hearth and door providing access to the rear garden.

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Accommodation (with approximate dimensions)

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Entrance Hall

Lounge 12' 9" x 11' 5" (3.91m x 3.48m)

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Garden The property enjoys a tiered garden with raised seating area to the rear to enjoy a morning coffee, or perhaps a glass of something cool at the end of the day whilst taking in the views towards the Parish church steeple and the surrounding fells. CARE TO BE TAKEN ON THE STEPS WHEN VIEWING. Also having a large patio with wonderful views and a larger principle lawn to the front, on the southern side of the property. There is an outside light, a covered log store and an outdoor tap.

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Bedroom 3



Front garden



Patio

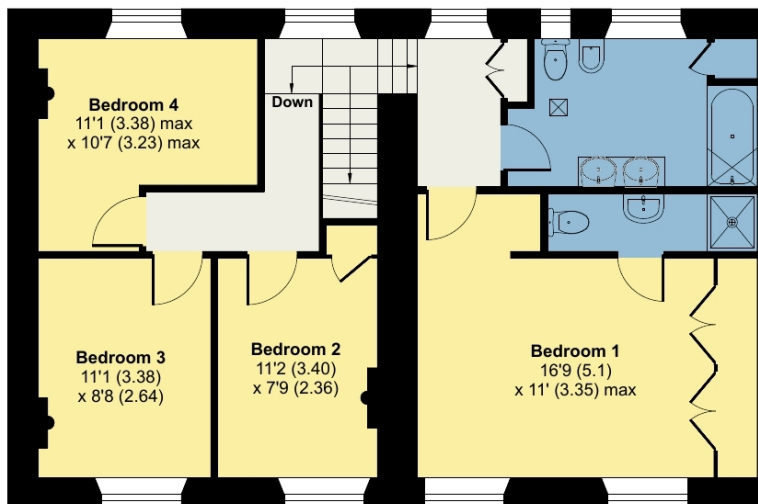
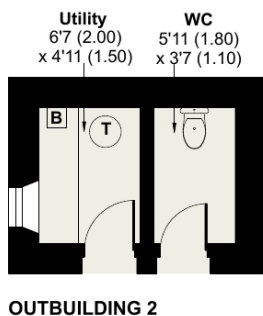
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Approximate Area = 1612 sq ft / 149.7 sq m

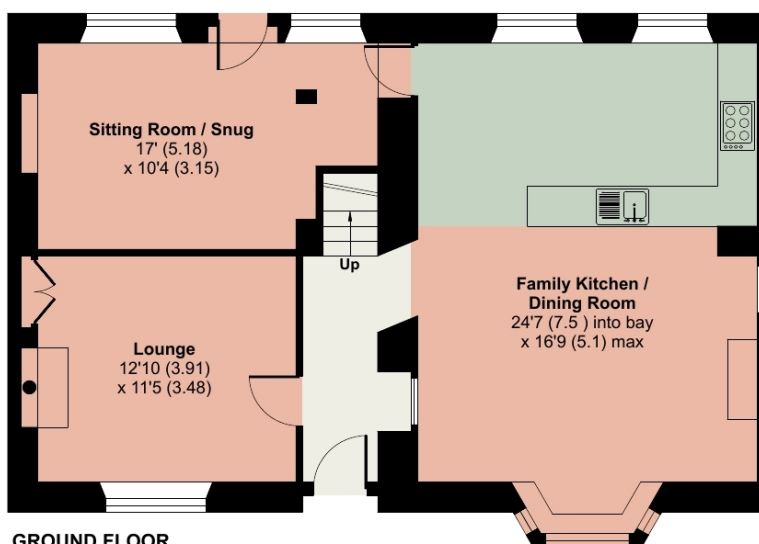
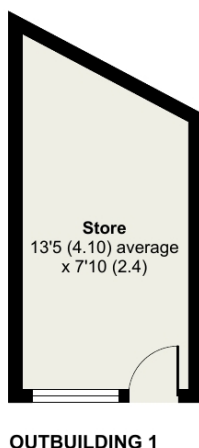
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 962550

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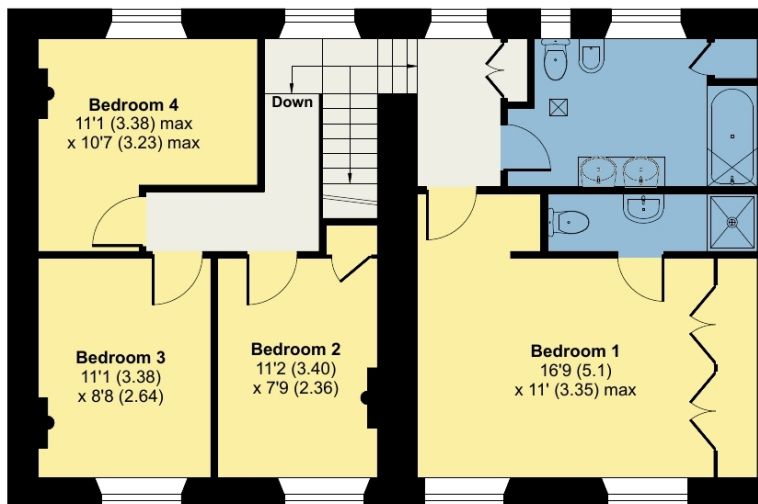
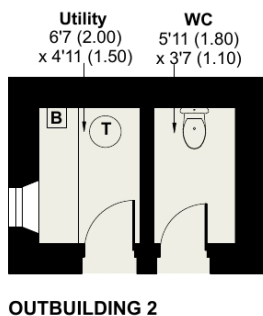
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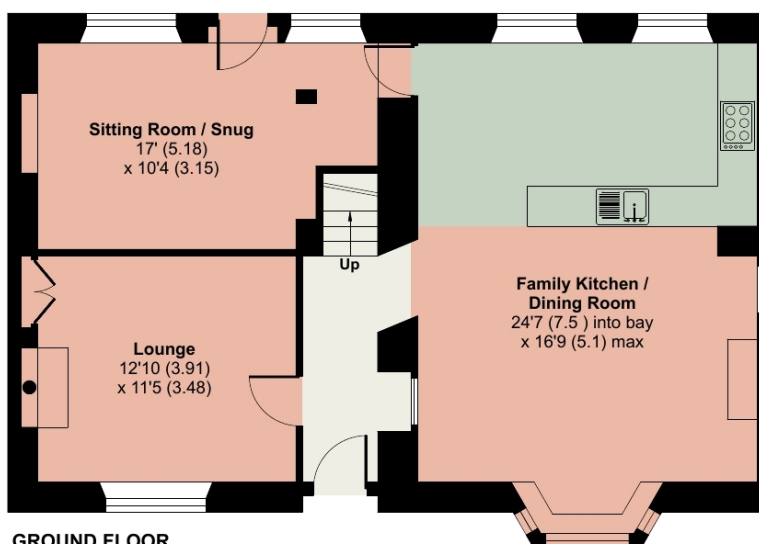
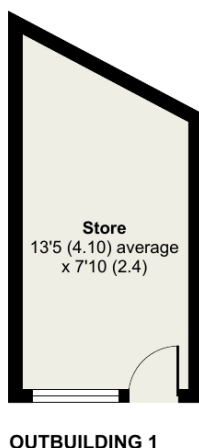
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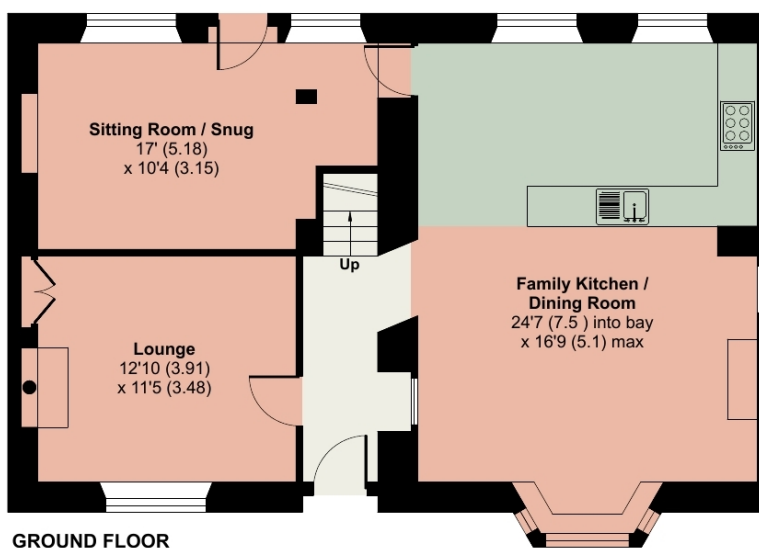
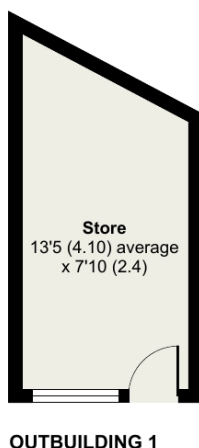
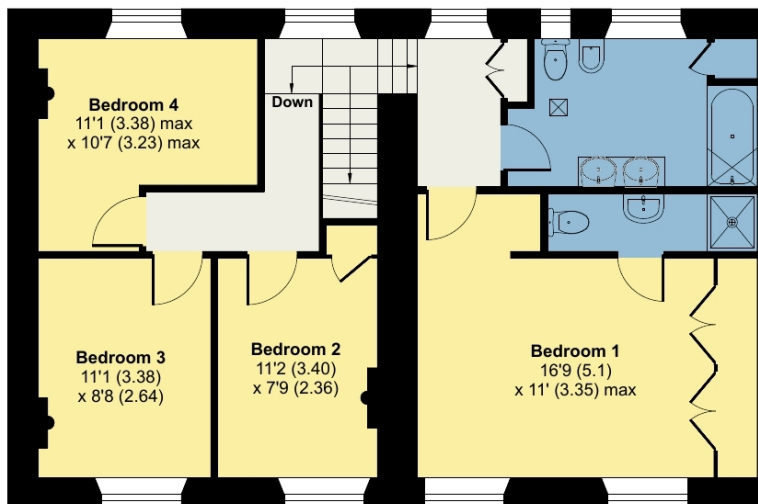
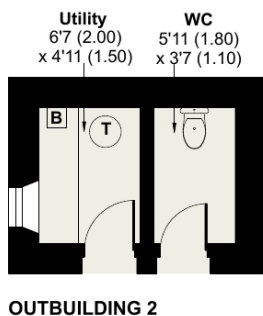
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The first floor offers four very well proportioned and evenly balanced bedrooms, the largest of which is Bedroom 1. A wonderfully light and spacious double room having fell views, integrated wardrobes with a curtain closure, and exposed beam, and enjoying a modern en-suite shower room. The stylish five piece house bathroom sits at the rear, having part-tiled walls with a 5 piece suite comprising a bath with central tap and shower over, twin wash basins, bidet and WC. Also having an integrated cupboard and shelving, and a heated ladder style towel rail/radiator (a far cry from the "patent water closet" of yesteryear). Bedrooms 2 and 3 both benefit from wonderful fell views and have original fireplaces (not in use). Bedroom 4 overlooks the rear garden and also has an original fireplace (not currently in use).

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Accommodation (with approximate dimensions)

Covered Porch

Entrance Hall

Lounge 12' 9" x 11' 5" (3.91m x 3.48m)

Family Kitchen 24' 7" x 16' 8" (7.50m into bay x 5.1m max)

Dining Area

Kitchen Area

Sitting Room/Snug 16' 11" x 10' 4" (5.18m x 3.15m)

First Floor

Landing

Bedroom 1 16' 8" x 10' 11" (5.10m x 3.35m max)

En Suite Shower Room

House Bathroom

Bedroom 2 11' 1" x 7' 8" (3.40m x 2.36m)

Bedroom 3 11' 1" x 8' 7" (3.38m x 2.64m)

Bedroom 4 11' 1" x 10' 7" (3.38m max x 3.23m max)

Outside

Garden The property enjoys a tiered garden with raised seating area to the rear to enjoy a morning coffee, or perhaps a glass of something cool at the end of the day whilst taking in the views towards the Parish church steeple and the surrounding fells. CARE TO BE TAKEN ON THE STEPS WHEN VIEWING. Also having a large patio with wonderful views and a larger principle lawn to the front, on the southern side of the property. There is an outside light, a covered log store and an outdoor tap.

Store 13' 5" x 7' 10" (4.10m average x 2.40m) With light and power.

Utility 6' 6" x 4' 11" (2.00m x 1.50m) With light, power and plumbing for a washing machine. Also housing the Vaillant boiler for gas central heating and a Heatrae Sadia for hot water.

Outside WC 5' 10" x 3' 7" (1.80m x 1.10m)

Parking The roadside car parking is such that it would be very unusual for anyone other than the residents of these two semi's to use it.

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

Gas central heating to radiators and underfloor heating to the living room and kitchen.



Bedroom 1



Bedroom 3



Front garden



Patio

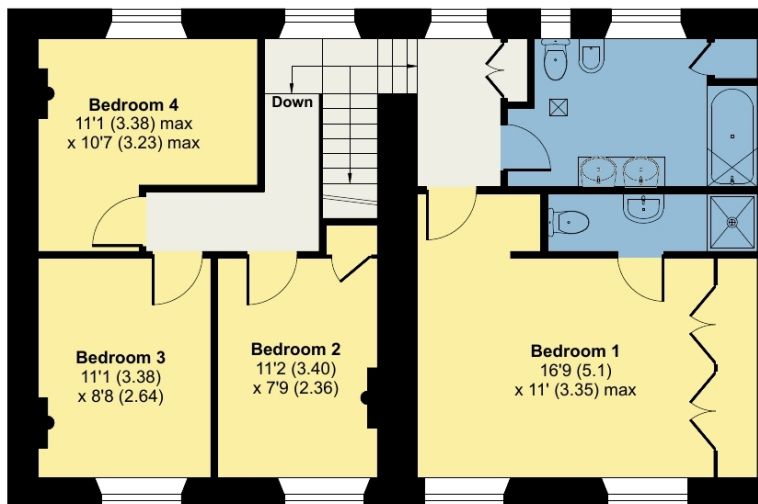
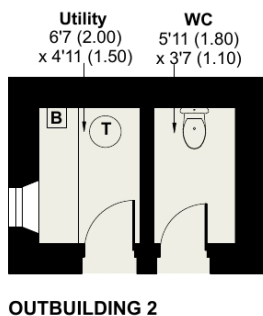
Ellerbank, Ellerigg Road, Ambleside, LA22

Approximate Area = 1612 sq ft / 149.7 sq m

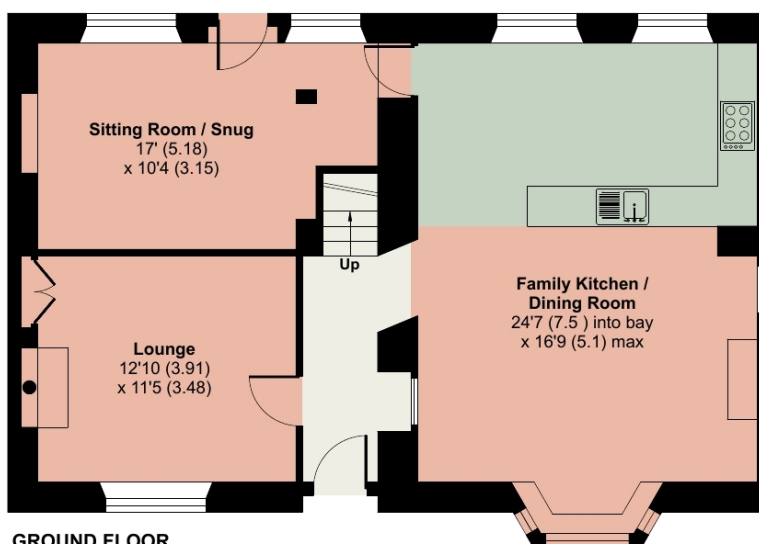
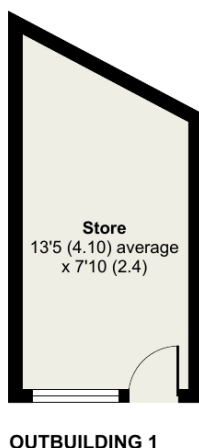
Outbuildings = 193 sq ft / 17.9 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 962550

Property Information:

Council Tax Westmorland and Furness District Council - Band F

Tenure Freehold

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.

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