



Ambleside

£865,000

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

Wonderfully adaptable, stylishly presented and beautifully placed these two apartments are an absolute delight.

With a successful self contained one bedroomed holiday let on the ground floor, and private spacious accommodation above which includes a kitchen, lounge, bedroom, bathroom, and converted loft space with excellent storage, this versatile delightful home with stunning views is as perfect as a permanent residence as it is a holiday home or let, and yet just a short level walk from central Ambleside.

With space in which to work from home, as well as having a double garage which could double up as a workshop, ample parking and private gardens, an impressive array of fells both on view and within reach on foot, not to mention all of the delights of Ambleside itself virtually on the doorstep, this is not one to miss.

Quick Overview

- Versatile 2 bedroomed detached property
- Includes a luxury one bed self contained apartment
- Convenient location just a short stroll from central Ambleside
- Adaptable accommodation to suit a variety of requirements
- Balcony with far reaching fell views
- Immaculately presented
- Easily maintained garden
- Detached double garage/workshop
- Ample driveway parking
- Superfast (1000mbps) Broadband Available*



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Superfast
Broadband



Garage and
Driveway Parking

Property Reference: AM4017



View from First Floor Lounge



First Floor Lounge



First Floor Kitchen



First Floor Bedroom

Location Afton 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 forms Wansfell Road almost opposite the petrol station. Keeping in the right hand lane here as you begin to descend the hill, take the first right and Afton can be found on your right. Parking is available on the driveway.

What3Words ///rebounded.throw.seats

Description If it really is all about the location, then Afton is worthy of consideration based on that criteria alone. Set in a quiet cul de sac approached on a shared private road, this spacious accommodation lends itself to satisfying a wide variety of needs without compromise, and still offers a tantalising opportunity for further enhancement should you feel the need as the spacious double garage would readily convert to provide additional living space (with necessary planning permission). This property currently has lapsed planning permission for a car port (further details available in the office) Entered from a covered porch into a bright welcoming entrance hall where an inbuilt cupboard is cleverly utilised as the laundry area, with plumbing provision for an automatic washing machine, all neatly hidden away behind double doors. Stairs lead to the living accommodation above on the first floor. The spacious dual aspect lounge with its stunning fell views from the window seat in the bay window, offers plenty of space for both dining and relaxing with family and friends. Having a glazed external door to the balcony, where the fell views can really be appreciated fully - ideal for that morning coffee, or perhaps with a glass of something cool at the end of the day. The fitted kitchen has integrated appliances including a gas Baumatic hob with extractor hood over, Hotpoint grill and oven, under counter fridge, freezer, EGC wine fridge and Whirlpool dishwasher. The spacious double bedroom is wonderfully light with breath-taking fell views and benefits from excellent built in storage with a dressing table and drawers unit alongside a number of floor to ceiling wardrobes. Also on this floor is a bathroom, with tiled walls and floor, a heated towel rail/radiator and having a three piece suite comprising a shaped bath with Aqualisa shower over, wash basin and WC. Accessed from the landing via a pull down ladder are two further rooms with versatile options. Currently in use as a home office/ study, but also well suited as a craft/hobby room especially with its under eaves storage cupboards. This is a pleasant working space with fell views from the Velux.

The self contained apartment below is all on one level and benefits from its own external access via a covered porch, into an entrance cloakroom with WC, (alongside internal access from the entrance hall in the owners accommodation). It would be entirely possible to revert this back to being one main living residence should that be desired. The dual aspect lounge also offers space to dine as well as relax after a long day on the fells. The fitted kitchen is part tiled and has a Belling 4 ring ceramic hob, separate grill and oven, Hotpoint freezer, Lamona fridge, and Whirlpool dishwasher and there is a useful under stair cupboard.

The double bedroom is spacious, bright and airy, with an external door to the garden and has a luxury en suite bathroom, the four piece suite comprises a large bath, Aqualisa shower, wash basin and WC.

Hugely popular with guests a glance at the visitors book confirms

the desirability of this apartment with guests returning 3 or 4 times - "flat is in a superb location, is very comfortable and had everything we required - we will be back" "a fantastic base for fell walking" "we hope to return"

Whether you're looking to change back into one lovely home, or for a home with an annex for an elderly relative, or holiday let the apartment as it currently is, Afton really does offer great flexibility. Come and see for yourself.

Accommodation (with approximate dimensions)

Covered Porch

Entrance Hall Stairs to first floor, and internal door to the self contained apartment.

First Floor

Landing Airing cupboard housing the Heatrae Sadia megaflo tank. Pull down ladder access to the two loft rooms above.

Lounge 20' 0" x 14' 0" (6.10m x 4.28m max) With access to balcony (20" x 6")

Kitchen 11' 0" x 9' 0" (3.35m max x 2.74m)

First Floor Bedroom 17' 0" x 9' 11" (5.18m into wardrobes x 3.04m max)

House Bathroom

Attic Room 1 16' 0" x 10' 0" (4.89m x 3.05m max) Integrated desk area, and under eaves storage.

Attic Room 2 14' 0" x 10' 0" (4.27m x 3.05m max) Velux window and under eaves storage.

Self Contained Apartment

Ground Floor

Entrance Porch/Cloakroom WC

Kitchen 9' 6" x 9' 0" (2.90m max x 2.74m)

Lounge 23' 8" x 12' 4" (7.21m x 3.76m max)

Bedroom 16' 9" x 7' 11" (5.12m x 2.41m)

En Suite

Outside

Under-House Store (Restricted height)

Garden Easily maintained with borders and space to sit out.

Garage and Parking 19' 0" x 18' 5" (5.79m x 5.61m) Double garage with electric up and over door. With workbench and provision for a tumble dryer.

Lapsed planning permission for a car port (Application ref no7/97/5078)

Property Information

Services Connected to mains electricity, gas, water and drainage.

Gas central heating to radiators.

Solar panels currently with a generation tariff of 43.3p/k/kWh and an export tariff of 3.1p/kWh

Tenure Freehold.



Ground Floor Lounge



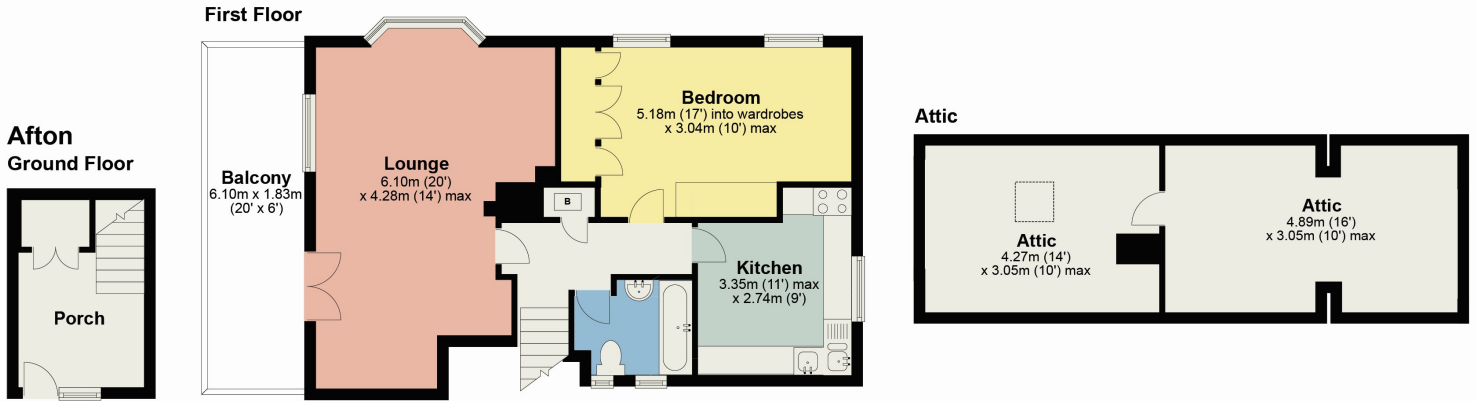
Ground Floor Kitchen



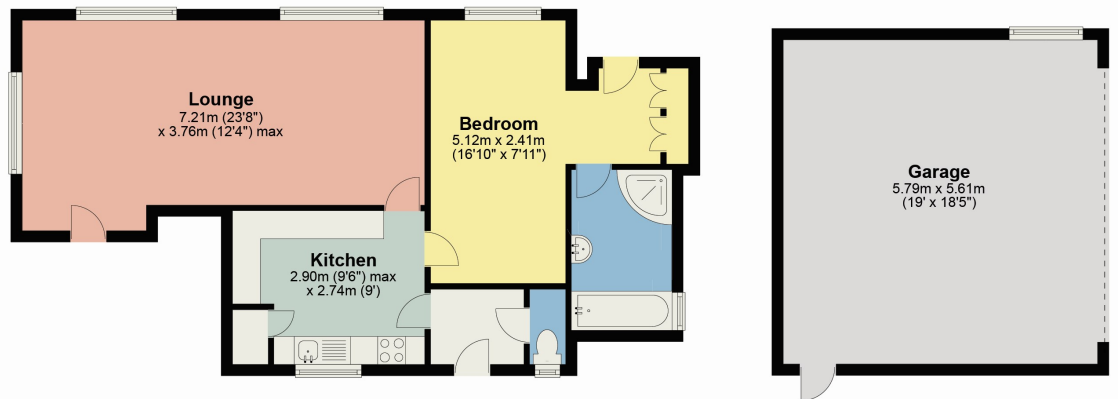
Ground Floor Bedroom



En Suite for Ground Floor Bedroom



**Afton Flat
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: AM4017

Council Tax – First floor accommodation is Band B, payable to Westmorland and Furness District Council.

Business Rates - The self contained apartment has a rateable value of £1,700 with the amount payable to Westmorland and Furness District Council for 2023/24 being £848. The current owner receives Small Business Rate relief, so no charge is levied.

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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/02/2024.