



# Ambleside

£865,000

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

A fabulous 3 bedroomed (one en-suite) detached house with the added benefit of 2 kitchens! Wonderfully adaptable, stylishly presented and beautifully placed with fantastic fells views - this house is an absolute delight

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 3 bedroomed (one en-suite) detached property

Living room, 2 kitchens and 2 bathrooms

Convenient central 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\*



3



2



1



D



Superfast  
Broadband



Garage &  
Driveway Parking

Property Reference: AM4017



Lounge



First Floor Kitchen



Balcony



Garden

**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.

**Description** Wonderfully adaptable, stylishly presented and beautifully placed this three bedroomed (one en-suite), 2 kitchened detached home is an absolute delight.

Currently utilised as a successful self contained one bedroomed holiday let on the ground floor, and private spacious accommodation above which includes a kitchen, lounge (which could be another bedroom), 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.

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 bedroom/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.

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

Ground Floor

Entrance Hall

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

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

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

Entrance Porch/Cloakroom WC

Bedroom 1 16' 9" x 7' 11" (5.12m x 2.41m)

En Suite

First Floor

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

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

Bedroom 2/Lounge 20' 0" x 14' 0" (6.10m x 4.28m max) With access to balcony (20" x 6")

Bedroom 3 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.



Bedroom 1



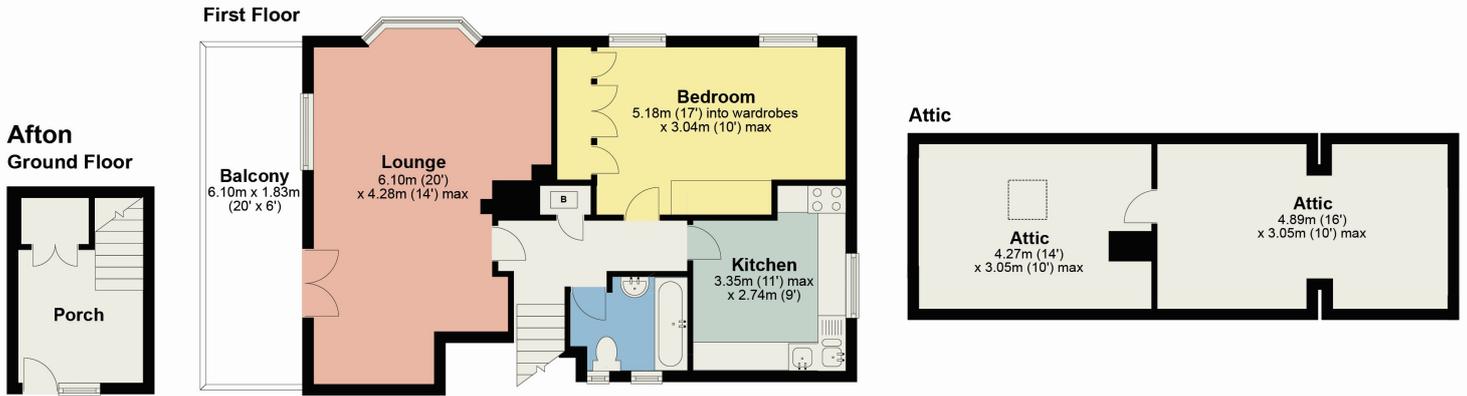
En Suite for Bedroom 1



Bedroom 2/Lounge



Bedroom 3



**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

**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:**

**What3Words** ///rebounded.throw.seats

**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.

**Council Tax /Business Rates** Council Tax - Main 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.

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