



Ambleside

£425,000

Graystones Cottage, 12a Compston Street,
Ambleside, Cumbria, LA22 9DP

A true Lake District cottage. Nestled on the picturesque Compston Street being part of Old Ambleside, this charming 3 bedrooomed spacious cottage exudes character and warmth.

Currently operating as a holiday let, this property offers a unique opportunity for both investors and those seeking a delightful home in the heart of the Lake District.

Quick Overview

Charming Lakeland stone cottage
3 Double bedrooms, 1 bathroom and a wet room

Quiet yet convenient village centre location

Courtyard garden and outside storage

Currently a successful holiday let

Surrounded by fell walks

Tastefully decorated with modern fittings and appliances

Ideal permanent home or weekend retreat

Permit Parking available for residents

Ultrafast 1000Mbps Broadband Available



3



2



1



D



Ultrafast
Broadband



Permit
Parking

Property Reference: AM4025



Living Room



Living Room



Breakfast Kitchen



View

Location From Compston Road on the one way system into Ambleside from the south, take the first right hand turn into The Slack which is opposite Zeffirellis Cinema and take the first right again into Compston Street and Graystones Cottage can be found a short way on your right. Alternatively on leaving the village heading south, turn right into Church Street and take the second turning on the right adjoining the newsagents into Compston Street.

Note: There is a free car parking permit scheme in operation for Compston Street residents.

What3Words ///stretcher.maddening.magnets

Description This 3 bed roomed Lakeland Cottage is simply perfect. With so many original features being retained the current owners have really brought the property into the 21st century with modern appliances and tasteful decoration throughout. This stunning cottage is ready for the next owners to move in and enjoy.

As you step through the front door it is quickly apparent why so many guests love visiting Graystones Cottage, greeted by a cosy, yet spacious living room with feature fireplace housing a log burner on a slate hearth, you immediately feel the warm and welcoming atmosphere.

The well-appointed kitchen, with original Lakeland slate flagged floor, is a cottage style fitted kitchen with a good range of stylish wall and base units and a granite gloss worktop. Featuring modern appliances of; Neff dishwasher, dual fuel double electric oven with 4 ring gas hob and Lamona microwave. Often the heart of a home, this kitchen offers ample space for a dining table and is ideal for entertaining, preparing delicious meals for family and guests or simply catching up with a friend over a cup of tea. From the kitchen is access to the ever so useful cellar area which currently offers fantastic storage but it has great potential for perhaps a games room or cinema room if so desired.

From the kitchen there is a really useful rear porch the ideal area for hanging up wet coats and taking off muddy boots after a day on the fells plus a utility area having plumbing for a washing machine, a vent for a dryer and access to the rear courtyard patio seating area.

Upstairs, on the first floor you will find a bright double bedroom with views to Wansfell and a modern bathroom comprising of a WC, large corner shower unit, freestanding roll top bath, washbasin, a heated towel rail and underfloor heating. A separate wet room can also be found on the first floor, offering top quality fittings comprising of a WC, wash hand basin, walk in waterfall shower and a heated towel rail.

On the second floor are two fabulous double bedrooms offering a peaceful retreat after a day of exploring with beautiful views towards the surrounding Fells.

To the rear of the property there is a Lakeland paved courtyard garden area perfect for unwinding at the end of a long day with a glass of something cool, peaceful and private you'd never believe you're only a stones throw from Ambleside's hustle and bustle. The 'old washroom', a Lakeland stone store, is also accessed from the rear garden and is the perfect area to store bikes and other outdoor

equipment plus there is an additional store to the side. Pedestrian access from the garden to the rear lane takes you directly to the village centre and the array of cafes, shop, restaurants and bars the village has on offer.

Don't miss out on the opportunity to create lasting memories in this home. Contact us today to arrange a viewing and experience the magic of this property first hand.

Accommodation (with approximate dimensions)

Ground Floor

Lounge

11' x 10' 5" (3.35m x 3.18m)

Kitchen

12' 7" x 10' 5" (3.84m x 3.18m)

Cellar

11' 0" x 10' 4" (3.35m x 3.15m)

Rear Porch/Utility Room

5' 11" x 3' 2" (1.8m x 0.97m)

First Floor

Bedroom 1

10' 11" x 10' 5" (3.33m x 3.18m)

Bathroom

Wet Room

Second Floor

Bedroom 2

10' 5" x 9' 7" (3.18m x 2.92m)

Bedroom 3

10' 5" x 7' 5" (3.18m x 2.26m)

Outside

Courtyard Patio Garden

The Old Wash House

12' 7" x 6' (3.84m x 1.83m)

Stone Store

Property Information

Business Rates

Graystones Cottage has a rateable value of £3,350 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,671.65. Small Business Rate Relief may be available.

Tenure

Freehold.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

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Approximate Area = 1012 sq ft / 94 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1124 sq ft / 104.3 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1095589

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

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 holiday let cottage, viewings will be limited to changeover days.

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 12/03/2024.

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