



Ambleside

£340,000

Fellcroft, North Road, Ambleside, Cumbria,
LA22 9DT

This characterful Lakeland end terraced cottage is perfectly placed, and over recent years has been significantly refurbished whilst yet still retaining traditional elements. The accommodation is spread over three storeys and comprises an entrance porch, welcoming breakfast kitchen, cosy sitting room, and luxury bedroom with footed rolltop bath as well as a separate shower room - this cottage is truly special and full of love.

Quick Overview

- Stone built end of terrace cottage
- Accommodation over three floors
- Luxury one bedroom with bath and separate shower room
- Authentic character and charm
- Convenient location close to Ambleside amenities
- Fell views from the upper floors
- Gas central heating
- Successful holiday let with Lakeland Retreats
- No chain
- Superfast Broadband 80Mbps*



1



1



1



D



Superfast
Broadband



Permit Parking
Available Close By

Property Reference: AM4061



Kitchen



Dining Area



Kitchen



Sitting Room

Location Located in the old part of Ambleside, enjoying a winning combination of welcoming stylish accommodation and close proximity to central Ambleside which offers an exceptional array of highly regarded restaurants, cafes, shops and traditional Lakeland inns, not to mention a surprising selection of cinema screens. You can hike any of the surrounding fells, amble down to the lake shore or wander alongside pretty waterfalls.

Description This characterful Lakeland end terraced cottage is perfectly placed, and over recent years has been significantly refurbished whilst yet still retaining traditional elements. The accommodation is spread over three storeys and comprises an entrance porch, welcoming breakfast kitchen, cosy sitting room, and luxury bedroom with footed slipper bath as well as a separate shower room - this cottage is truly special and full of love.

The entrance porch has ample space for dealing with wet coats and boots and leads directly into the dual aspect breakfast kitchen. Bursting with character having slate floor, exposed timber beam, lintel and charming handmade oak units with complementary slate worktop incorporating a Twyford's Belfast style sink with antique brass mixer tap over. Cleverly tucked away in the understair space is plumbing provision for a washer/dryer, whilst in the kitchen there is an integrated extractor over the cooking area. This room has ample space to both cook and dine.

Stairs lead to the first floor where the landing has an external door which opens onto the stone steps just off North Road.

The dual aspect sitting room is light and welcoming with exposed timber lintel framing the picture window and fell views beyond. Simply perfect for relaxing whether in front of the cosy Charnwood wood burning stove set within an exposed stone fireplace, or perhaps from the window seat whilst looking out watching the world go by. The shower room is also on this middle floor, with a three piece suite comprising a powerful rainfall shower, wash hand basin set above a vanity style unit, and WC. Additionally there is a heated ladder style towel rail/ radiator.

Stairs lead to the rather special double bedroom which features a window seat from which to enjoy the stunning views, exposed timber beam, and footed roll top bath. A built-in cupboard provides clothes hanging space and excellent further storage.

You can step from the door and literally within seconds be in the heart of the village, Fellcroft is truly lovely, superbly combining convenience with style it is highly recommended for viewing.

Accommodation (with approximate dimensions)

Entrance Porch Housing the Glow Worm gas combi boiler.

Breakfast Kitchen 14' 2" x 11' 6" (4.34m x 3.53m max)

First Floor

Landing

Sitting Room 16' 0" x 9' 6" (4.88m x 2.92m max)

Shower Room Wired for underfloor heating, not currently connected.

Second floor

Luxury Double Bedroom 15' 1" x 12' 7" (4.60m max x 3.84m max)

Property Information

Directions On foot from the Ambleside offices of Hackney & Leigh, Fellcroft is quite literally just a couple of minutes walk away. Cross Rydal Road onto Bridge Street passing under the archway and then bear left up North Road. Fellcroft is found on the left, opposite the renowned Freddie Garside family butchers.

What3words ///suggested.cosmic.infringe

Services The property is connected to mains gas, electricity, water and drainage. Double glazing and gas central heating which can be controlled remotely through the Hive app. Hard wired smoke detectors.

Business Rates The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2023/24. Small Business Rate Relief may be available and is enjoyed by the current owners.

Tenure Freehold.

Guest Reviews Already a successful holiday let with Lakeland Retreats, take a look at the glowing reviews from the Visitor Guest Book...

"We had a great stay at Fellcroft. Amazing location, central and convenient to everything needed. A great base for a week of walking, eating and drinking. Would definitely return."

"Gorgeous comfy cottage and so handy for everything."

"We loved our week at Fellcroft, a beautiful base in a beautiful area"

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Sitting Room



Bedroom



Bathing Area



Bathing Area in Bedroom

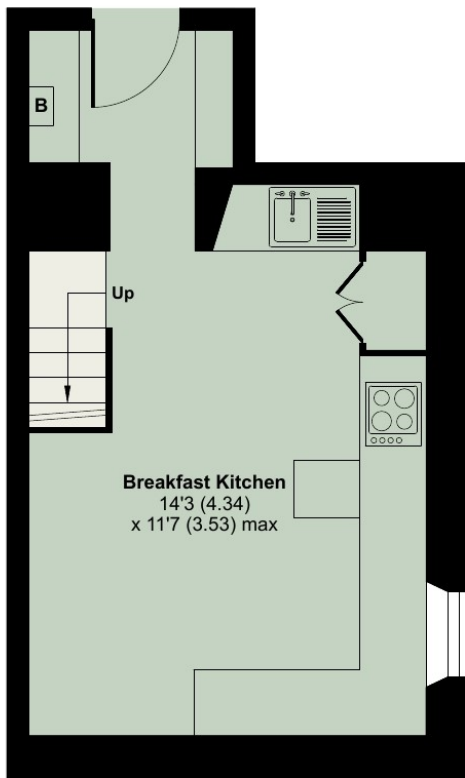
Fellcroft, North Road, Ambleside, LA22

Approximate Area = 631 sq ft / 58.6 sq m

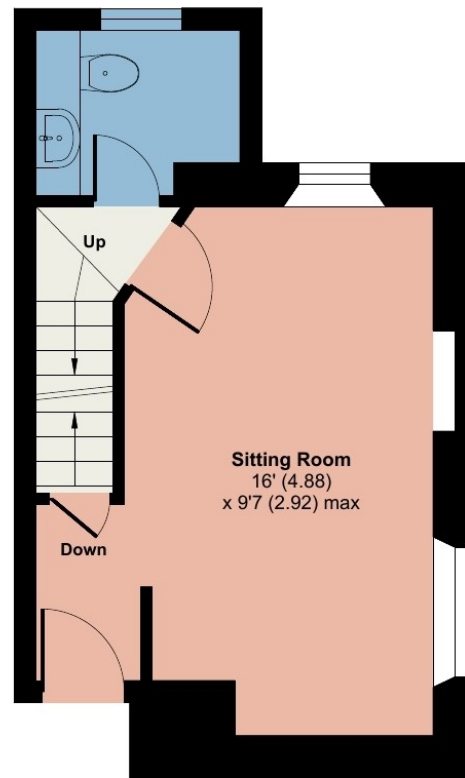
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151442

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 02/07/2024.

Request a Viewing Online or Call 015394 32800