



# Ambleside

£800,000

Oaks Farm Cottage, Oaks Field, Ambleside, Cumbria, LA22 9EJ

This charming stone built cottage is believed to date from the 16th Century and is now the perfect family home or idyllic holiday let with space for all. Full of character with exposed old timber beams, an inglenook fireplace and "spinning gallery" style balcony under the eaves, there are four spacious bedrooms (one being ensuite), two bathrooms, and ready access to the surrounding fells.

Outside space includes gravel driveway parking for up to 4 cars, and a lovely quiet split level garden with patio area. With central Ambleside just a couple of minutes stroll away, we cannot recommend viewing this unique home highly enough.

## Quick Overview

Welcoming Lakeland cottage  
 4 Bedroomed and 2 Bathrooms  
 A home full of genuine character  
 Superb setting within a short stroll of central Ambleside  
 The perfect family home, weekend retreat or holiday let  
 Gas central heating  
 Peaceful garden with fell views  
 In need of some improvements  
 Driveway parking for up to 4 vehicles  
 Ultrafast Broadband 1000Mbps\* Broadband



4



2



1



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Ultrafast  
Broadband



Driveway parking  
for up to 4 vehicles

Property Reference: AM4059



Breakfast Kitchen



Breakfast Kitchen



Sitting Room



Sitting Room

**Location** From the centre of Ambleside proceed north towards Rydal and turn right at the mini roundabout onto the Kirkstone road. Continue a short distance on this road and after passing the converted Church bear right into Oaks Field and proceed through the gateway marked "Private" just as the road narrows. Taking the first left once through the gateway, Oaks Farm Cottage is found on the right.

**What3Words** ///cooks.spreading.tablets

**Description** Thought to date from the 16th century this Lakeland cottage is full of authentic character. The well balanced 4 bedroomed, 2 bathroomed accommodation is supplemented by parking for up to 4 cars, and with central Ambleside just a couple of minutes stroll away down quiet lanes, what more could you ask for?

This charming stone built featureful cottage is situated in the oldest part of Ambleside and enjoys a delightfully quiet location which is a short stroll from the very centre of Ambleside where an excellent variety of traditional Lakeland inns, cinemas, shops and highly regarded restaurants await.

Once through the semi open covered porch you find yourself in the cosy dual aspect breakfast kitchen. Bursting with character having exposed timber beams, there is ample space to both cook and dine. Having wall and base units with complementary work surfaces incorporating an integrated sink and a half drainer unit, Neff gas hob and separate oven, and undercounter fridge. Additionally there is a dishwasher, and plumbing for an automatic washing machine. The hallway (with a useful under stair storage space) leads to the sitting room. The heart of the home and simply perfect for gathering and relaxing with friends and family, having a double door wood burning stove set upon a raised slate hearth within an inglenook style fireplace.

Also on this level is a dual aspect double bedroom (currently in use as a twin) with lovely high ceiling and exposed timber beam and enjoying views to the garden it also benefits from an ensuite bathroom. Accessed via a few steps down this has more characterful exposed timbers, tiled walls and floor and a three piece suite comprising a panel bath with shower attachment over, pedestal wash basin and WC. The provision of a ground floor bedroom is increasingly popular, and this spacious double offers flexibility of single level living.

Upstairs are a further three double bedrooms, one currently set up as a twin, and having external door to the Spinning Gallery - a sheltered balcony area under cover of the eaves. The house shower room is also on this floor having tiled walls and floor with a three piece suite comprising Mira shower, pedestal wash hand basin and WC.

Outside there is parking for up to four cars on the private

gravel driveway, a couple of log store areas, and sweet garden with fell views and patio area. Oaks Farm Cottage is a perfect haven away from the stresses of modern life - come and see for yourself.

### Accommodation (with approximate dimensions)

**Breakfast Kitchen** 13' 9" x 11' 9" (4.19m x 3.58m)

**Sitting Room** 17' 8" x 13' 1" (5.38m x 3.99m)

**Bedroom 4** 12' 9" x 11' 4" (3.89m x 3.45m)

**Ensuite for Bedroom 4**

**First Floor**

**Landing**

**Bedroom 1** 14' 0" x 11' 11" (4.27m x 3.63m)

**Bedroom 2** 13' 10" x 8' 7" (4.22m x 2.62m)

**Bedroom 3** 11' 9" x 9' 2" (3.58m x 2.79m)

**House Bathroom**

**Outside**

**Garden** Enjoying a peaceful setting the tiered garden to the rear is ideal for that morning coffee, or perhaps a glass of something cool at the end of the day whilst taking in the views of the surrounding fells. There is also a flagged patio area, outside light, and two log stores.

**Parking** Private gravel driveway parking for up to four cars.

Note;The owners of a neighbouring property have pedestrian access to their garden and store over this driveway.

### Property Information

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

**Business Rates** The property has a rateable value of £4,400 with £2,195.60 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available and is enjoyed by the current owners

**Tenure** Freehold

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 3



Bedroom 2



Patio Area



Garden

# Oaks Farm Cottage, Oaks Field, Ambleside, LA22

Approximate Area = 1306 sq ft / 121.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1146384

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