



Ambleside

£325,000

Kirkstone Cottage, 1 Smithy Brow, Ambleside, LA22 9AS

Nestled in the heart of the Lake District, Kirkstone Cottage offers an enchanting blend of rustic charm and modern comfort. This delightful property is perfectly situated in the picturesque village of Ambleside, renowned for its stunning landscapes and vibrant community.

Quick Overview

Charming one bedroomed cottage

1 reception room 1 bathroom

Central Ambleside

Outdoor log store

No chain

Close to local amenities

Full of character and charm

Sold as ongoing holiday let with forward bookings

Off road parking space

Ultrafast broadband 1000Mbps* Openreach and Fibribus Network



1



1



1



E



Ultrafast
Broadband



Off Road Parking
Space

Property Reference: AM4063



Lounge



Lounge



Breakfast Kitchen



Breakfast Kitchen

Description

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Location

Kirkstone Cottage is conveniently located just a short stroll from the centre of Ambleside village. Here, you'll find a wealth of amenities including quaint shops, cosy cafes, and traditional pubs. The village is also a gateway to numerous walking and cycling trails, making it an ideal base for exploring the Lake District.

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Discover the perfect blend of character and comfort in this delightful one-bedroom cottage. Step inside and be greeted by the warm and inviting lounge, a perfect place to unwind after a long day on the fells or on a cosy winter evening by the newly installed log burner. Having built in storage shelves and access to an under stairs storage cupboard. The house bathroom is located on this floor which comprises a 4 piece suite walk in shower, free standing bath, wc and washbasin with a heated towel rail.

The breakfast kitchen, though compact, is thoughtfully designed with integrated modern appliances such as a Belling 4 ring hob, Beko dishwasher, oven and extractor fan, fridge and washing machine. Also enjoying ample storage and worktop space so you can enjoy your favourite meals no matter how far from home. There is ample space for a dining table allowing for company whilst your cooking!

As you go up the stairs from the lounge the characterful open double bedroom with exposed beams greets you. Being both spacious and bright with its bay window and also enjoying the benefit of a built in wardrobe/storage cupboard.

Outside, the cottage boasts a quaint patio area, perfect for enjoying a morning coffee or an evening glass of wine. There is a stone store offering additional storage space.

Accommodation (with approximate dimensions)

Lounge

12' 11" x 12' 2" (3.94m x 3.71m)

Breakfast Kitchen

12' 3" x 7' 6" (3.73m x 2.29m)

House Bathroom

First Floor

Bedroom 1

12' 1" x 9' 10" (3.68m x 3m)

Property Information

Directions

On foot from the Ambleside offices of Hackney & Leigh, as if your heading towards Grasmere you will see The Little Bridge House on the left-hand side. Immediately after this, turn right into Smithy Brow, where Kirkstone Cottage is situated on the corner.

What3words

///keys.bracelet.brambles

Services

The property is connected to mains electricity, water and drainage. Having electric storage heaters.

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.

Tenure

Freehold. There is an area of flying freehold whereby the neighbours property is above both the bathroom and kitchen.

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.

Note

Sold as a going concern to include contents and forward bookings. Fully managed service available through Cumbrian Cottage Holidays.



Bedroom



Bedroom



House Bathroom



Front Patio

Kirkstone Cottage, Smithy Brow, Ambleside, LA22

Approximate Area = 533 sq ft / 49.5 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: 1154570

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