



## Under Loughrigg

**£315,000**

2 Riverside Cottages, Under Loughrigg, Ambleside, Cumbria,  
LA22 9LH

A stylish property tucked away on the outskirts of Ambleside village in a peaceful location. Currently utilised as a successful holiday let with garden and that all important private, off road parking for not 1 but 2 vehicles!

With a bright westerly aspect 2 Riverside Cottages is located in a small development of bungalows, with light airy rooms, open plan living and a modern kitchen.

### Quick Overview

- Welcoming 1 bedroom cottage
- Dining kitchen & comfortable sitting room
- Peaceful location
- Spacious lawned garden and patio seating area
- Views across the river
- Short walk to local shops and other amenities
- Currently a successful holiday let
- Walks from the doorstep
- Parking for 2 cars
- Superfast Broadband 80mbps\* - Openreach Network is available



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Superfast  
Broadband



Parking for 2 cars

Property Reference: AM4075



Living Room



Living Room



Dining Kitchen



Dining Area

### Description

This delightful cottage offers comfortable accommodation with views along the river and just a short walk to the local shops and village of Ambleside.

Looking for a peaceful retreat? Look no further, 2 Riverside Cottages has it all!

Comprising one bedroom, light, airy open plan living with dining area, modern kitchen, bathroom and exceptional lawned garden complete with mature shrubs and trees perfect for relaxing and unwinding.

This property must be viewed to be fully appreciated.

### Location

Sitting on the edge of the idyllic village of Ambleside with delightful views of the river Rothay. Offering close proximity to Ambleside with its array of traditional Lakeland Inns, highly regarded restaurants, shops & cafes.

Should you fancy a film, there is a selection of cinema screens to choose from. Alternatively, you could take a stroll down to the lake shore or hike any of the surrounding fells.

### Property Overview

This charming mid terrace cottage is well placed and has a welcoming feel from the moment you step in.

The accommodation is all on one floor offering versatile living space with easy access. The comfortable and well equipped kitchen complete with wall & base units, stainless sink, mixer tap and integrated electric oven with separate hob is most welcoming, with a dining area to suit a small gathering. Leading from the kitchen and dining area is a cosy sitting room with views out to the river Rothay, perfect for relaxing and letting the day slide away. Taking you down the hall to the stylish bedroom where you can enjoy views to the garden.

The bathroom offers a modern 3 piece suite in white comprising bath with power shower over and glazed screen, hand basin & WC with the luxury of underfloor heating ensuring toes are toastie in the winter months.

This really is a little gem and must be seen to be fully appreciated.

### Accommodation (with approximate measurements)

#### Kitchen

8' 10" x 6' 8" (2.69m x 2.03m)

#### Dining Room

9' 11" x 7' 4" (3.02m x 2.24m)

#### Sitting Room

11' 9" x 9' 8" (3.58m x 2.95m)

## Hallway

## Bedroom

10' 8" x 9' 9" (3.25m x 2.97m)

## Bathroom

## Property Information

### Directions

Heading out of Ambleside on the A593 towards Skelwith Bridge turn right just after the bridge sign posted 'Under Loughrigg' and turn right again after a short distance and 2 Riverside Cottage is the middle bungalow of the three on the right hand side.

**What3words** ///subtitle.inherit.snuggle

### Services

Mains electricity and water are connected. The property has private drainage to a shared septic tank.

### Business Rates

The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council 2023/2024

Small Business Rate Relief may be available and is enjoyed by the current owner to the full amount, paying £0 per annum.

### 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.

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Bedroom



Rear Garden



Patio Area

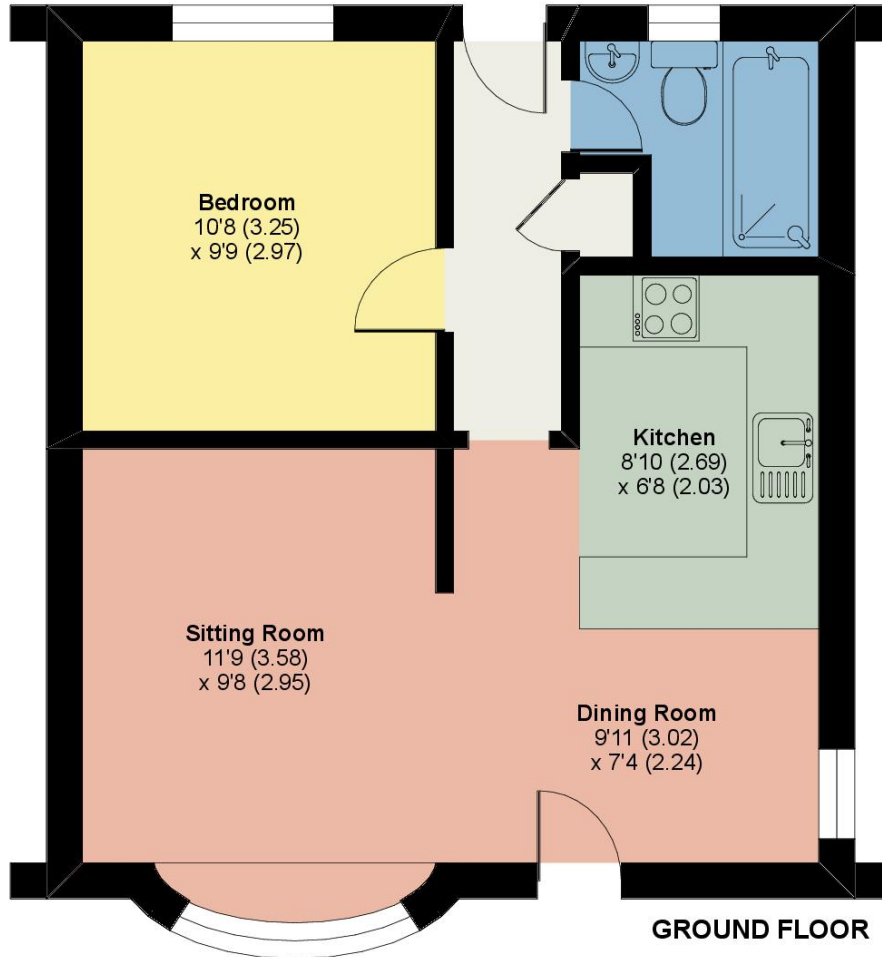


Patio Area

## 2 Riverside Cottages, Under Loughrigg, Ambleside, LA22

Approximate Area = 478 sq ft / 44.4 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1173360

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