



# Ambleside

£300,000

Loughrigg Brow, 2 Borrans Court, Borrans Road, Ambleside, Cumbria, LA22 0EN

Set in approximately 4 acres of beautiful communal gardens you will find 2 Borrans Court, boasting easterly views of Loughrigg Fell and close proximity to Ambleside village. This two bedroom apartment is the perfect retreat as a holiday home or permanent residence.

A peaceful location with easy access to the head of Lake Windermere, 2 Borrans Court offers ground floor access with two comfortable bedrooms, open plan living room with a modern kitchen and family bathroom. The property comes with two private parking spaces and is a short walk from Ambleside village.

## Quick Overview

- Two bedroom ground floor apartment
- Open plan living
- Peaceful location
- Communal gardens
- Views of Loughrigg Fell
- Close to Lake Windermere and Ambleside village
- In good order
- Own private entrance
- Off road allocated parking plus visitor parking
- Superfast Broadband speed 50Mbps available\*
- Openreach Network



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Superfast  
Broadband  
Available



Allocated Parking  
for two cars

Property Reference: AM4081





Sitting Room



Sitting Room



Kitchen



Bedroom 1

**Description** Loughrigg Brow, 2 Borrans Court welcomes you with a wealth of charm with its magnificent high ceilings and large Georgian style windows, which let the light flood in, showing the dramatic mountain views.

A leisurely stroll takes you either to Windermere Lake shore or to the centre of Ambleside. This spacious, ground floor 2 bedroom apartment also comes with its own private parking spaces. Its peaceful setting makes it the perfect lock up and leave retreat or holiday let in the very heart of the Lake District National Park.

**Location** Borrans Court is located close to Lake Windermere at Waterhead and is within half a mile of the centre of Ambleside which is well served by a wide variety of excellent shops, traditional inns, restaurants and cinemas.

**Property Overview** This charming two bedroom ground floor apartment is well placed and has a welcoming feel the moment you walk in. Enjoying views of Loughrigg and its own private parking spaces, the property includes a stylish kitchen, bathroom fittings, electric heating, magnificent high ceilings and large Georgian style windows, all delightfully presented and ready for occupation either as a home, second home or holiday let.

Entering via a private entrance hall in to the property, you will find a useful storage cupboard and electric storage heater. Leading through in to the kitchen with laminate wood effect flooring, a range of wall and base units, complimentary work surfaces, electric hob and oven with extractor over, sink and mixer tap, this is the perfect place to whip up a culinary delight!!

The high ceilings give a spacious feel and the large windows let the light flood in giving easterly views of Loughrigg Fell. There is a wall mounted electric storage heater.

You will find two light and airy bedrooms both with large windows giving beautiful views, one used as a double, with electric convection heater, the second currently used as a twin room. Leading up two small steps you will find a lovely bathroom comprising of a white 3 piece suite of wc, bath with shower over and pedestal hand basin. Window to the rear and small electric convection heater.

This is a great opportunity to own a home at the head of Lake Windermere in the stunning Lake District National Park.



## Accommodation (with approximate dimensions)

**Open Plan Living Room/Kitchen** 16' 2" x 13' 1" (4.95m x 3.99m)

**Bedroom 1** 10' 2" x 9' 5" (3.1m x 2.87m)

**Bedroom 2** 9' 6" x 7' 8" (2.9m x 2.34m)

**Bathroom**

## Property Information

**Directions** When approaching from Windermere and the South take the left hand turn at the traffic lights at Waterhead (close to the passenger ferry jetty on Lake Windermere) onto Borrans Road. Continue along this road passing the lake on the left hand side with Borrans Park further along on your left. The entrance to the driveway to Borrans Court is located at the right hand side immediately beyond two bollards in the centre of the road. The access drive winds through attractively wooded grounds to the car parking areas .

**What3Words** ///outhouse.champions.saga

**Services** Mains electricity, drainage and water are all connected.

**Council Tax** Band D - Westmorland and Furness District Council.

**Tenure** The property is Leasehold for a term of 999 years from 1988, with a share in the Management Company which owns the freehold. The ground rent is £1 pa and the current service charge a year is £1,890.

Please note Borrans Court Residents Association Ltd policy is owners dogs only.

**Viewings** Strictly by appointment only with Hackney & Leigh, Rydal Road, Ambleside. Telephone 015394 32800

**Outside** The communal garden is a real delight being both colourful and secluded and enjoying superb views of the surrounding fells as well as glimpses of the lake in the winter. A gated footpath leads down from the garden to Borrans Road and from here via Borrans Park to the lake shore.

Mature woodland and well tended grass areas with strategically placed benches from which to enjoy the superb views of the surrounding Lakeland scenery, the apartment has its own private stone flagged patio area. There are two allocated car parking spaces plus plenty of visitor parking.

**Note**; A small outbreak of Japanese Knotweed has been identified in the woodland areas; it is being treated and there is a management plan in the process of being put in place.



View



Outside



Bedroom 2

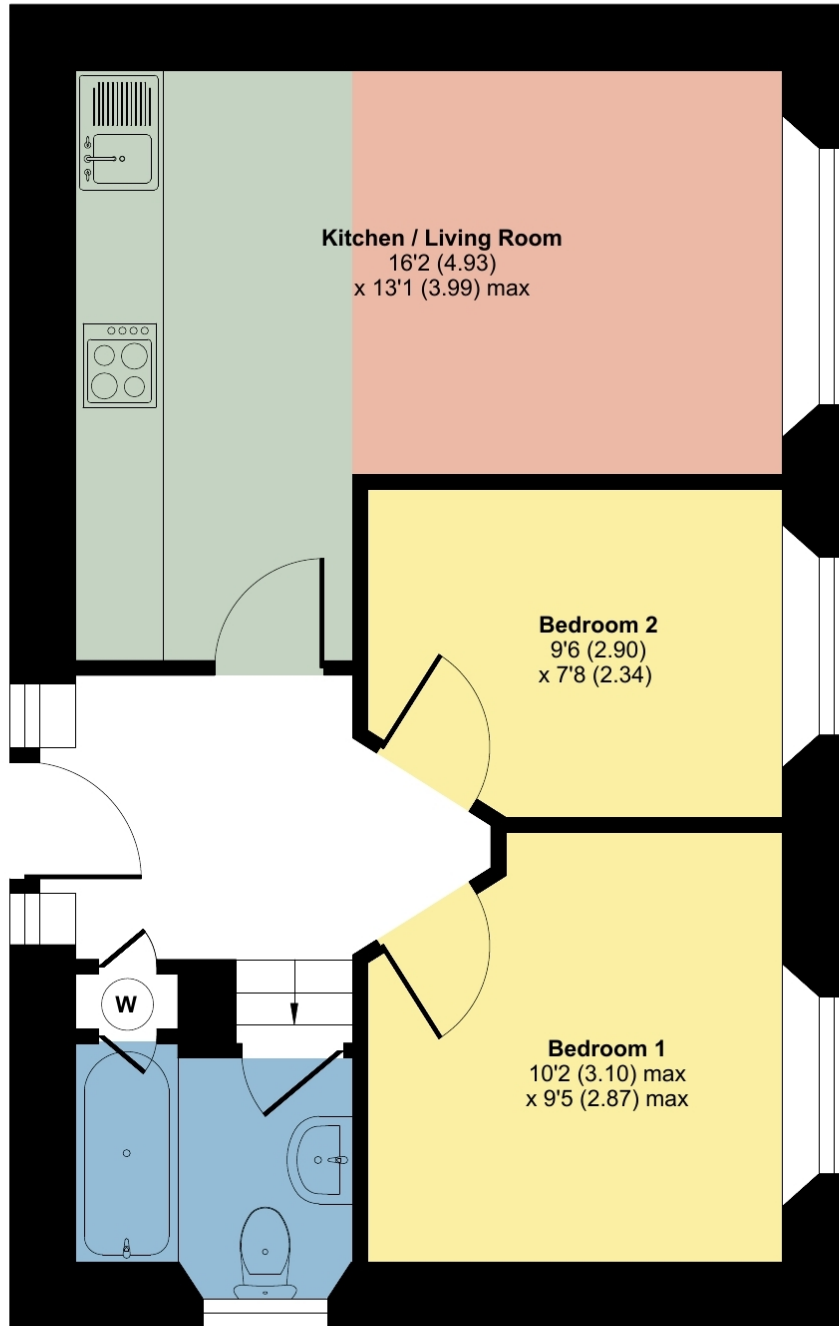


Bathroom

## 2 Borrans Court, Borrans Road, Ambleside, LA22

Approximate Area = 443 sq ft / 41.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hackney & Leigh. REF: 1182240

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