



Ambleside

£500,000

Birch Knoll, Borrans Road, Ambleside, Cumbria, LA22 0EN

Birch Knoll may well be everyone's idea of a dream bungalow. The location is perfect - a quiet little residential cul de sac boasting fell views from the front, and yet within level strolling distance of the centre of pretty Ambleside. The accommodation is all on the ground floor and is bright and spacious. The loft area is also spacious and being boarded out has potential - subject to any necessary consents being obtained.

This delightful bungalow is neatly presented - a home ready for new owners to move in and enjoy.

Quick Overview

- Perfectly presented detached bungalow
- Quiet cul de sac location
- 2 double bedrooms and 1 bathroom
- Kitchen and dining lounge
- Convenient to the village centre amenities
- Well maintained mature gardens
- Ideal home, holiday let, or weekend bolthole
- No chain
- Garage and driveway parking
- Superfast broadband available - Openreach Network



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Superfast
Broadband
Available



Driveway Parking
& Garage

Property Reference: AM4093



Dining Lounge



Dining Area



Kitchen



Garden and View

Entering via an entrance porch having plenty of space for muddy boots, the inner porch beyond has space for coats, and a useful floor to ceiling integrated storage cupboard. Beyond is the dual aspect dining lounge. Warm and welcoming with garden and fell views there is ample space to dine and relax - perfect for gathering with friends and family.

The kitchen has tiled walls, stylish wall and base units with complementary work surfaces incorporating a stainless steel sink and a half with drainer. Integrated appliances include a ceramic Schott Ceran hob with extractor over, Belling electric oven, and Ariston fridge. Additionally, there is plumbing provision for an automatic washing machine. A glazed external door leads to the side of the property.

The primary bedroom benefits from fell views, whilst the second double bedroom (in use as a twin) has glimpses of the fells and an integrated wardrobe.

The bathroom has tiled walls and a two piece suite comprising a panel bath with Mira shower over, and a pedestal wash hand basin. The built in linen cupboard houses the hot water cylinder. A separate cloakroom located across the hallway, provides additional WC facilities.

The garage has double doors, provides useful storage space, and houses the Worcester gas central heating boiler, and there are light and power points. There is additional parking space on the driveway.

The wrap around path leads to the rear garden with an area set to lawn, mature shrubs and there are further garden areas at the front.

A superb opportunity whether you are seeking a family home, a quiet retirement bungalow or a peaceful weekend retreat - don't miss out.

Located a short level walk to the centre of 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.

Accommodation (with approximate dimensions)

Entrance Porch

Inner Porch

Dining Lounge
19' 11" x 9' 9" (6.07m x 2.97m)

Hallway With loft access point.

Kitchen
8' 3" x 7' 9" (2.51m x 2.36m)

Bedroom 1

11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom 2

9' 4" x 8' 4" (2.84m x 2.54m)

Bathroom

WC Cloakroom

Garage 16' 3" x 7' 11" (4.95m x 2.41m)

Property Information

Tenure Freehold

Business Rates We understand the property to have a rateable value of £2,025 with the amount payable to Westmorland and Furness District Council for 2024/25 being £1,010.48. Small Business Rate Relief may be available.

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

Broadband Superfast Broadband available - Openreach network.

Mobile O2 likely service. EE, Three and Vodafone limited.

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

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).

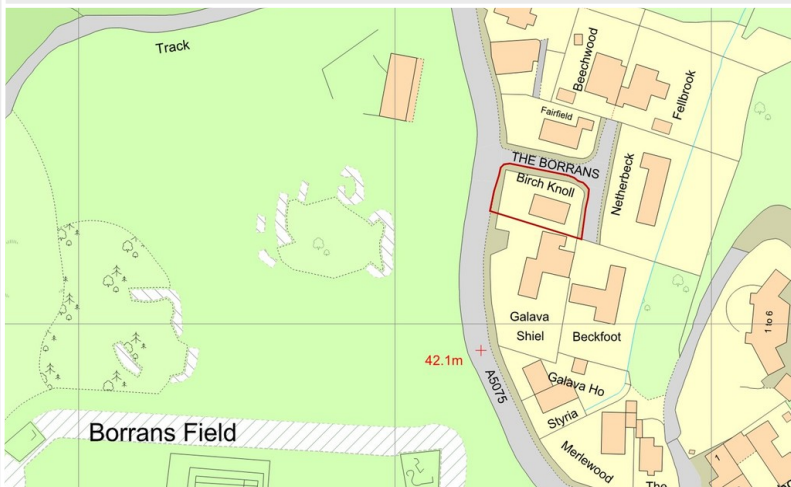
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Bedroom 1



Bedroom 2



OS Plan - Ref M4P-01199151



Garden and View

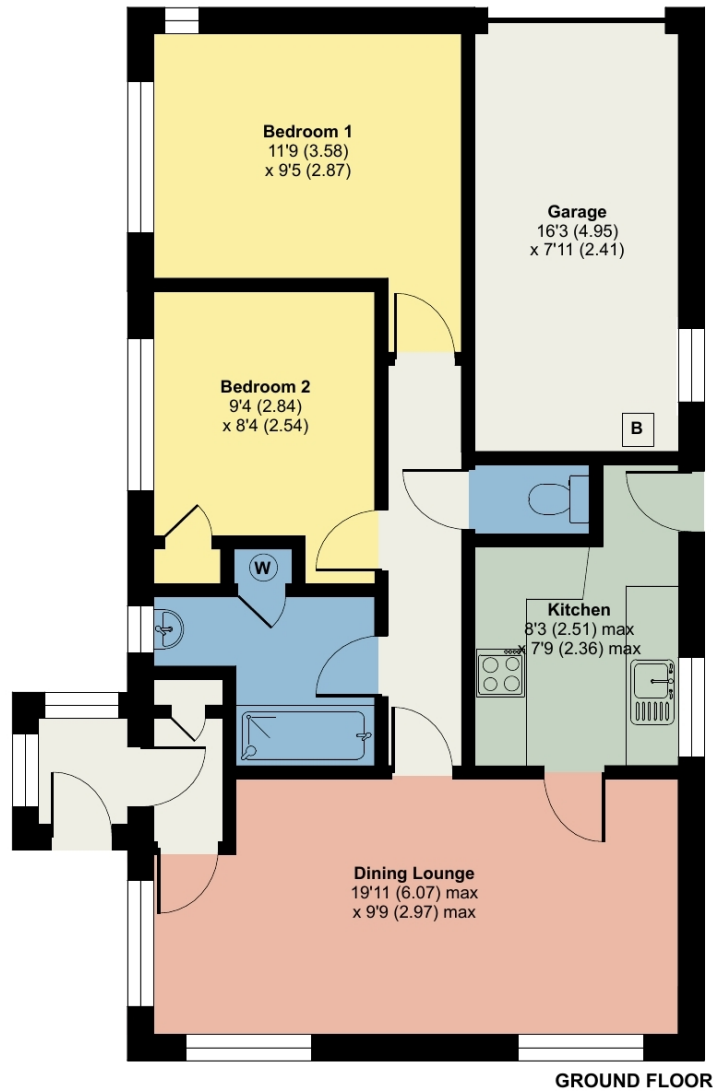
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Approximate Area = 645 sq ft / 60 sq m

Garage = 118 sq ft / 10.1 sq m

Total = 763 sq ft 70.1 sq m

For identification only - Not to scale 1:61



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Hackney & Leigh. REF: 1222178

Directions When approaching from Windermere and the south take the left hand turn at the traffic lights at Waterhead (close to the passengers 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. Beyond two traffic bollards bear right into the cul de sac and Birch Knoll is located on your right.

What3Words ///legs.lyricist.gazes

Viewings Strictly by appointment with Hackney & Leigh, Ambleside office 015394 32800

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Request a Viewing Online or Call 015394 32800