



Ambleside

£475,000

Reed How, Wansfell Road, Ambleside, Cumbria, LA22 0EG

This superbly placed detached home enjoys fabulous views and is an absolute delight and whilst now in need of some upgrading offers huge potential. Walks from the doorstep, and central Ambleside and all it offers is just a few minutes away.

Quick Overview

- Detached property
- 3 bedrooms, 1 bath and 1 wet room
- Kitchen and dining lounge
- Generous well stocked garden
- Close to village amenities
- In need of improvements to your own specification
- Ideal home, holiday let, or weekend bolthole
- No chain
- Private driveway parking
- Superfast Broadband



3



2



1



E



Superfast
Broadband
Available



Private Driveway
Parking

Property Reference: AM4097



Fell Views



Front Garden and Fell Views



Dining Lounge



Dining Lounge

Entering from a sheltered covered porch area into a welcoming hallway with an under stair area providing ample space for coats and boots storage. The dining lounge is a lovely light and airy dual aspect room enjoying fabulous views to the garden and beyond. With slate open fire place hearth and mantle, this room is spacious enough to accommodate family dining as well as entertaining/relaxing with friends. An external glazed door leads to the garden.

The kitchen has wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer and enjoys lovely views of the garden. Appliances include a Zanussi cooker with 4 ring ceramic hob, there is plumbing provision for the Hotpoint washer and Bosch dishwasher and additionally the Glow Worm gas boiler is housed here.

Accessed beyond the kitchen is a utility/wet room, converted from part of the attached garage some years ago, being ideal for less able guests offering flexibility of single level living, (supplemented with the cloakroom also on this ground floor). A door here leads to the former garage, now providing useful additional storage space.

Stairs from the entrance hallway lead to a balcony style landing, with extensive garden and fell views visible from the large window here. There are two generous double dual aspect bedrooms with integrated wardrobes, both having wonderful fell views, one also benefiting from a wash hand basin set above a vanity style unit. The third bedroom is a single, but would equally be suited as an office space/study for those lucky enough to work from home, or perhaps play room/hobby room.

The house bathroom has tiled walls and a three piece suite comprising a panel bath with shower over, pedestal wash hand basin, and WC. There is a loft access point here, and the airing cupboard which houses the hot water cylinder and has shelves for linen storage.

Outside there are well stocked gardens to both the front and rear of the property. Enjoying a peaceful and private setting, having plenty of areas in which to sit and enjoy the tranquil surroundings, there really is something for everyone. The front includes easily maintained low level rockery style beds whilst the rear garden is more extensive. This area is a haven for wildlife and is a real delight with mature shrubs including a wonderful early flowering camellia, and borders and beds with seasonal herbaceous plants. There is also a small timber shed, and a further store attached to the property ideal for the storage of garden or outdoor equipment. Space to park on the private gated gravel drive to the front completes the picture.

A superb family home in The Lake District National Park, this is a great opportunity - come and see for yourself.

Location The location is perfect, quietly tucked away and yet just a few moments stroll away from all that central Ambleside has to offer, whether you are seeking a tasty meal, a night at the cinema or an evening in a traditional Lakeland inn, it is all on hand. For those more energetic days where you feel like getting out and about, you will find that you can step from the door and hike any number of the high fells which surround Ambleside,

many of which you can admire from Reed How itself. You can stroll down to the lake shore or amble alongside beautiful waterfalls, all without moving the car.

Accommodation (with approximate dimensions)

Ground Floor

Covered Porch

Entrance Hallway

Dining Lounge 21' 2" x 18' 5" (6.46m max x 5.61m max)

Kitchen 14' 7" x 7' 11" (4.45m x 2.42m)

Utility/Wet Room

Cloakroom

First Floor

Bedroom 1 14' 11" x 11' 11" (4.57m x 3.63m into robes)

Bedroom 2 14' 4" x 11' 5" (4.38m x 3.48m into robes)

Bedroom 3/ Study 10' 8" x 6' 10" (3.26m x 2.09m)

House Bathroom

Former Garage 9' 10" x 8' 6" (2.99m max x 2.60m)

Property Information

Tenure Freehold.

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

Broadband Superfast Broadband available - Openreach network.

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

Directions Entering Ambleside from the direction of Windermere, continue straight ahead at the traffic lights at Waterhead along Lake Road, bearing left onto the one way system which forms Wansfell Road opposite the petrol station. Keeping in the left hand lane here as you descend the hill, the entrance drive to Reed How is located roughly halfway down on the left hand side (just prior to the turning to Birch Road almost opposite)

What3Words ///pound.stepping.pampered

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Kitchen



Bedroom 1



Garden



Patio Area and Fell View

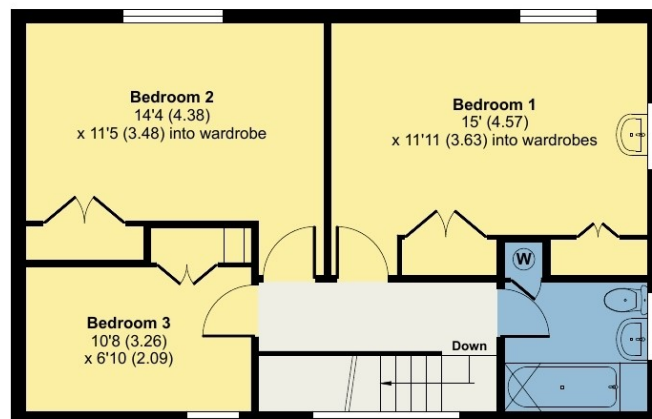
Reed How, Wansfell Road, Ambleside, LA22

Approximate Area = 1152 sq ft / 107 sq m (excludes covered seating area)

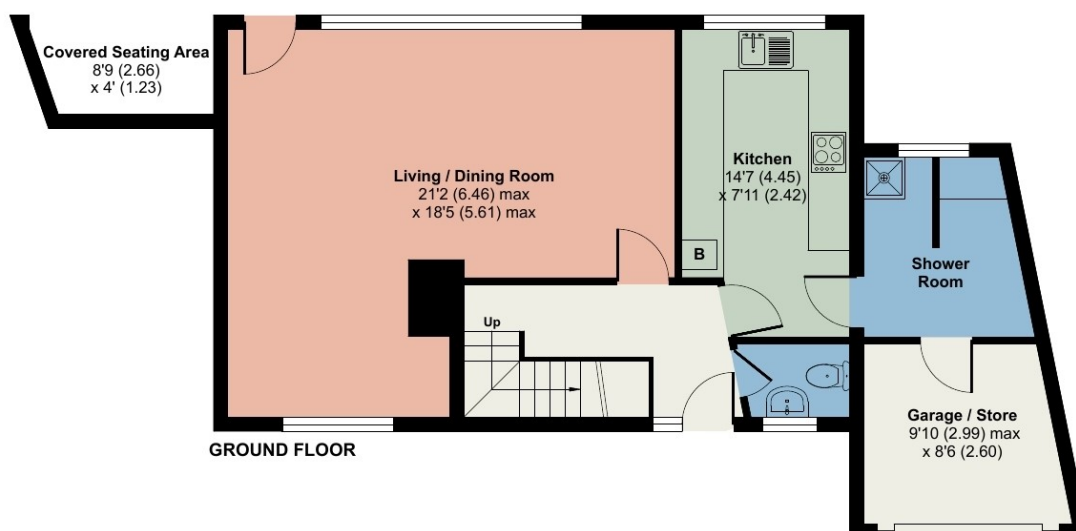
Garage / Store = 77 sq ft / 7.1 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1237420

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