



Outgate

£395,000

Lonning Cottage, Outgate, Ambleside, Cumbria, LA22 0NH

A delightfully quirky bright and spacious link detached 1 bedroomed cottage offering unique quality and charm in wonderful surroundings. The living room oozes character with its impressive vaulted ceiling and mezzanine.

With superb walks (and not just to the local pub) immediately on hand there is something for everyone. A charming "upside down" style home, lock up and leave retreat, or holiday let - Come and see!

Quick Overview

Delightfully quirky barn conversion
1 bedroomed, 1 shower roomed link detached accommodation
Living room with vaulted ceiling and mezzanine
Snug/occasional single bedroom
Pretty garden with summer house
Perfect permanent residence, weekend retreat or holiday let
Fell walks from the doorstep
Idyllic peaceful location
Parking for a small car
Ultrafast broadband available



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Ultrafast
Broadband
Available



Parking for a
Small Car

Property Reference: AM4122



Dining Area



Living Room



Kitchen



Kitchen

Lonning Cottage is virtually detached, being only linked by its neighbours porch to the adjoining property. The traditional style porch with its sweet stable door sets the scene, giving a glimpse of the characterful cottage within and leads into the welcoming entrance hall where there is ample space for dealing with damp coats and muddy boots, and a conveniently placed cloakroom WC. Also on this ground floor is the kitchen, double bedroom and shower room, whilst above on the first floor is the impressive living room with its exposed timber vaulted ceiling and mezzanine, along with a flexible living space quietly tucked away and ideal as a snug, currently in use as a single bedroom.

The light and airy kitchen is fitted with modern wall and base units with complementary work surfaces incorporating a stylish Belfast style sink with mixer tap over. A view to the garden from here proving a great distraction from the washing up! Bosch integrated appliances include a 4 ring gas hob set above an electric oven with extractor over and an undercounter fridge. An ingenious use of the under stair space has resulted in a "utility area" with plumbing for an automatic washing machine, alongside a Bosch dishwasher. A cupboard houses the Main Combi Eco boiler.

The comfortable double bedroom enjoys a dual aspect, perfect for retiring to after a long day on the fells. The shower room has tiled walls and has a shower with rainfall head and separate attachment and a wash basin set above a cupboard unit. The separate cloakroom is tiled, having a WC and a contemporary slim wash basin set above a unit.

The stairs lead to the real joy of this quirky cottage - a wonderfully welcoming living room with impressive vaulted ceiling showcasing beautiful timber beams, and the added bonus of a mezzanine accessed via stepped "hay barn" style fixed ladder. Whilst this is an excellent storage space it is also currently enjoyed as an occasional additional sleeping area (for those comfortable with the ladder access). There is space in the living room to dine too making this a rather special room to gather as a family, or relax with friends.

An additional side room is set up as an occasional single bedroom, but would equally be suited as a study or snug.

Outside is a pretty garden with raised lawned area leading to a delightful patio - the perfect spot to unwind with a glass of something cool at the end of the day. A summer house provides a charming retreat too, being insulated and having power and light this is currently in use as a home office, so extending the living space of this cherished cottage.

Note; The neighbours have a right of way through the lower end of the garden to their property and to the adjoining garden.

A parking space at the side of the cottage is most suited to a small car.

Location Sitting quietly in the hamlet of Outgate situated just over a mile for the quaint village of Hawkshead and 3 miles south-west of Ambleside, ideally placed for visiting the likes of Tarn Hows, Wray Castle and Hill Top amongst other local attractions.

Having a superb variety of wonderful walks and cycle routes, not to mention a popular Lakeland inn just an easy stroll up the lane, Lonning Cottage is perfect whether you are seeking a welcoming

home (with home work space potential) a peaceful weekend retreat or a popular holiday let in Beatrix Potter country.

Close to home is Hawkshead, idyllically placed at the northern end of Esthwaite Water and Grizedale forest, roughly midway between the beautiful lakes of Windermere and Coniston Water. Hawkshead is a most picturesque village, blessed with a delightful combination of traditional squares, intriguing alleyways and offering a charming variety of shops, cafes and traditional Lakeland inns, and if this isn't enough, all that Ambleside has to offer is not far away.

Accommodation (with approximate dimensions)

Covered Porch

Entrance Hallway

Kitchen 10' 9" x 9' 10" (3.27m x 3m)

Bedroom 12' 11" x 8' 11" (3.94m max x 2.71m)

Cloakroom WC

Shower Room

First Floor

Living/Dining Room 17' 7" x 13' 3" (5.35m max x 4.03m max)

Mezzanine 13' 3" x 8' 0" (4.03m x 2.43m)

Snug/Study 11' 10" x 7' 6" (3.61m max x 2.29m max)

Summer House 6' 8" x 6' 8" (2.03m x 2.03m)

Property Information

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band E

Services Connected to mains gas, electric, water and drainage. Gas central heating, double glazing, partial tanking in the bedroom.

Broadband Ultrafast broadband available - Openreach network. You may also be able to obtain broadband service from EE - a Fixed Wireless Access providers covering this area.

Mobile Service Likely service O2, Limited service from EE and Vodafone. 5G is predicted to be available around this location from the following providers: EE, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

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Bedroom



Mezzanine - in use as an occasional twin bedroom



Garden and Summer House



OS Map Ref - 00721633

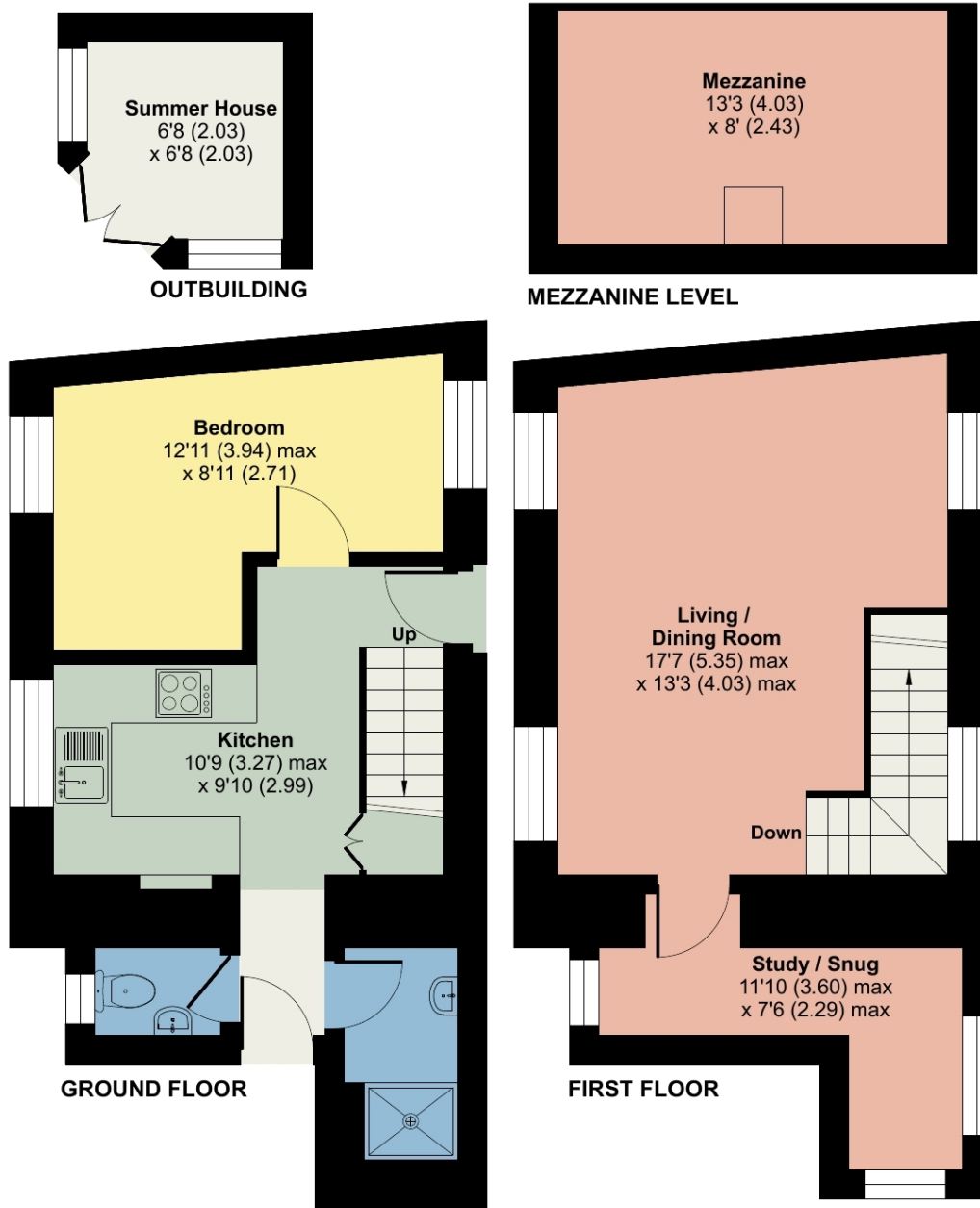
Lonning Cottage, Outgate, Ambleside, LA22

Approximate Area = 721 sq ft / 66.9 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 761 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1270156

Directions Leave Ambleside village centre on the A593 signposted Coniston, taking a left hand turn signposted Hawkshead, crossing the River Brathay on the B5286. Follow this road passing the Outgate Inn on the left hand side. As the road widens, there is a layby on your left. Parking here is an option. There is a narrow lane on your left and Lonning Cottage is a short walk down this pretty lane and is the third cottage on your right. There is parking for a small car at the side of the cottage. **What3Words** ///round.quits.cross

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