



Mountain View Rydal View, Ambleside
£440,000



Mountain View Rydal View

Ambleside

Mountain View is a traditional Lakeland stone cottage situated within the heart of the Lake District National Park occupying a central location yet tucked away up a private road with no passing traffic, within the popular village of Ambleside. The village includes a variety of cafes, restaurants, shops and a cinema to name a few. Ambleside also has excellent bus services and offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

This charming semi-detached cottage offers a perfect blend of character and comfort. Boasting a substantial sitting dining room with a feature fireplace and tiled floor, a dual aspect kitchen with exposed Lakeland stone wall, breakfast bar and space for appliances and downstairs cloakroom. The three double bedrooms offer ample space, with two providing stunning far-reaching views and family bathroom on the second floor.

Outside there is a paved patio seating area to the side of the property, providing the perfect setting to unwind in your own peaceful private garden and ample room for garden furniture and potted plants. The property also features a garage with up and over door and two additional off-street parking spaces, ensuring plenty of space for vehicles or guests. Whether you're looking to unwind in your own private garden or explore the natural beauty of the surrounding area, this property provides the perfect balance of indoor comfort and outdoor charm.

Offered with no chain, this property is ready and waiting for new owners to make it their own. Don't miss the chance to make this Ambleside gem your new home.

- Semi detached Lakeland slate cottage
- Central but peaceful location within Ambleside
- Substantial sitting dining room
- Kitchen with exposed lakeland stone wall and breakfast bar
- Three double bedrooms with two having far reaching views
- Three piece suite bathroom and a cloakroom
- Paved patio seating area
- Garage and two parking spaces
- Easy access to local amenities and the rest of the Lake District National Park
- No chain applies

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Laundry Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: CURRENTLY BAND D

TENURE:FREEHOLD

DIRECTIONS

Proceed into Ambleside passing the putting green, tennis courts and St Marys Church on the left hand side and bear left into Compston Road. Just before the pelican crossing turn left into Millans Park taking the second turning on the left. Follow the road around and take the turning onto Park Street to find Mountain View at the very end.

WHAT3WORDS:[///villa.yourself.fulfilled](http://villa.yourself.fulfilled)





GROUND FLOOR

SITTING DINING ROOM

18' 7" x 14' 2" (5.67m x 4.31m)

KITCHEN

13' 5" x 7' 8" (4.08m x 2.34m)

CLOAKROOM

6' 9" x 2' 9" (2.05m x 0.85m)

FIRST FLOOR

LANDING

6' 4" x 5' 3" (1.92m x 1.60m)

BEDROOM

14' 2" x 9' 4" (4.33m x 2.84m)

BEDROOM

8' 11" x 8' 5" (2.72m x 2.57m)

SECOND FLOOR

LANDING

5' 3" x 4' 11" (1.60m x 1.49m)

BEDROOM

14' 2" x 10' 4" (4.33m x 3.15m)

BATHROOM

9' 8" x 8' 4" (2.94m x 2.55m)











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