

## Ambleside

Offers Over £425,000

Shirland, Compston Road, Ambleside, LA22 9DJ

A substantial 5 bedroom mid terraced Lakeland stone and slate house in the heart of Ambleside. Now in need of some modernisation this property could be a fabulous family home, additional residence or indeed a holiday let if so desired.

### Quick Overview

Lakeland stone mid-terraced house  
5 Bedrooms and 2 shower rooms  
Separate living room and dining room  
Central village location  
Now in need of some modernisation  
Stunning walks from the doorstep  
Small rear yard  
Stone outbuilding with WC  
A perfect family home, second home or  
holiday let  
Superfast broadband available



5



2



2



E



Superfast  
Broadband  
Available



On Road  
Parking

Property Reference: AM4174



Hallway



Living Room



Dining Room



Kitchen

Shirland offers spacious accommodation of living room, dining room and kitchen to the ground floor and 2 cellar rooms to the lower ground floor. 3 Bedrooms and a wet room to the first floor and a further 2 bedrooms and a shower room to the second (top) floor.

The property offers some fantastic original features with original ornate flooring to the entrance hall, Lakeland slate flooring to the dining room and kitchen. There wonderfully high ceilings throughout the ground and first floors which gives a great sense of space to the rooms.

Entering the property into the entrance hall there is plenty of space to hang coats and kick off boots and its a fabulous space to lead you on the rest of the accommodation. The living room has a lovely bay window looking on to the main throughfare of Ambleside and a fireplace housing an electric fire with stone surround.

Through into the dining room with the original Lakeland slate flooring, a stunning feature! This room could easily be opened up into the kitchen to create an open plan breakfast kitchen if so desired. The kitchen is currently arranged as a galley kitchen with a small range of wall and base units and a laminate worktop. From here are stairs down to the 2 cellar rooms, one smaller room housing the original coal chute and a larger room which is a great storage area. From the kitchen there is access to the rear patio seating area with Lakeland stone store with WC.

Stairs from the ground floor take you to the first floor where there are 3 bedrooms and a recently installed wet room. There are two good sized double rooms and a single room. Stairs to the second floor (top) and the 2 remaining bedrooms, one with a dormer window and one with a Velux - both require work but could offer fabulous views of the magnificent surrounding fells. There is a small shower room to this floor.

**Location** Shirland is located close 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. There really is something for everyone!

#### Accommodation (with approximate dimensions)

Entrance Hallway

Living Room 14' 3" x 10' 9" (4.34m x 3.28m)

Dining Room 12' 5" x 8' 8" (3.78m x 2.64m)

Kitchen 10' 7" x 5' 4" (3.23m x 1.63m)

Cellar Room 1 13' 7" x 10' 11" (4.14m x 3.33m)

Cellar Room 2 5' 8" x 4' 2" (1.73m x 1.27m)

Stairs to First and Second Floors



## First Floor

**Bedroom 3** 12' 0" x 9' 6" (3.66m x 2.9m)

**Bedroom 4** 12' 0" x 8' 9" (3.66m x 2.67m)

**Bedroom 5** 8' 11" x 6' 3" (2.72m x 1.91m)

## Wetroom

## Second Floor

**Bedroom 1** 15' 4" x 12' 1" (4.67m x 3.68m)

**Bedroom 2** 12' 0" x 9' 9" (3.66m x 2.97m)

## Shower Room

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** The property is connected to mains gas, electricity, water and drainage.

**Broadband** Superfast Broadband available.

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

**Directions** On entering the one way system through Ambleside from the south (ie from the direction of Windermere and the lake) travel along Rothay Road, bearing left around the miniature golf course, putting green and park and following the road then around onto Compston Road. The property can be then found on the right hand side. There is roadside disc parking and various public car parks in the vicinity.

**What3words** ///arrives.router.stooping

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

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

**Viewings** Strictly by appointment with Hackney & Leigh.

**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).



Bedroom 1



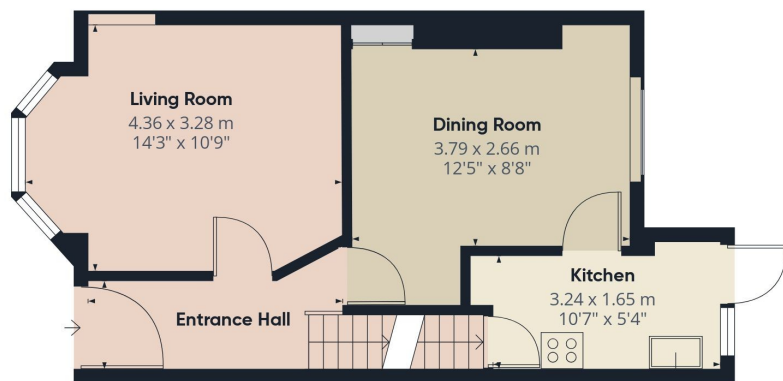
Bedroom 2



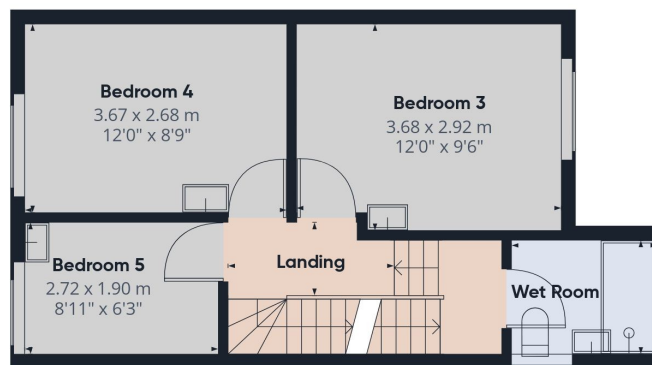
Bedroom 3



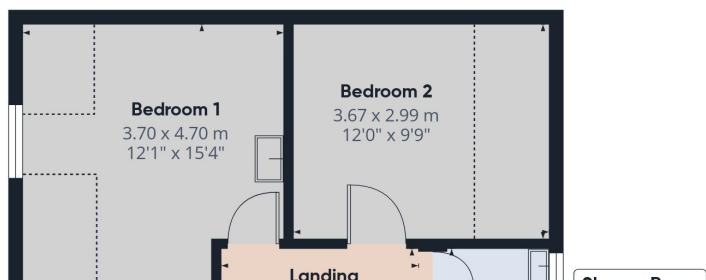
Bedroom 4



Ground Floor

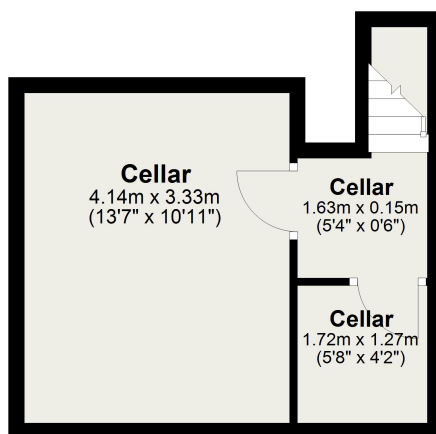


First Floor



## Cellar

Approx. 18.7 sq. metres (201.5 sq. feet)



Total area: approx. 18.7 sq. metres (201.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

**Shirland, Ambleside**

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