



Mill House

Ambleside



Hackney & Leigh
Property Sales, Lettings & Conveyancing

Ambleside

Mill House, 4 The Falls, Ambleside, Cumbria, LA22 0QT

£725,000

This bright and spacious south facing detached home includes 4 double bedrooms (2 ensuite), 3 reception rooms, fitted kitchen, utility and lovely views.

Perfect as a family home, holiday let or weekend retreat with space for all just a short stroll from the village centre this recently upgraded home counts Loughrigg, Nab Scar and Wansfell amongst the fells on view and sits on a delightful sunny plot in a quiet residential setting.

- 4 double bedrooms (2 ensuite) and 3 reception rooms
 - Lovely south facing detached home
- Superb views all just a short stroll from the village centre
 - Energy Rating Band D





Mill House

Description Built to an attractive and very thoughtful design this superb south-facing detached home is an absolute dream - the accommodation is bright and spacious and includes two sweet little balconies, four excellent double bedrooms, the master bedroom having both an en-suite dressing room and shower, whilst the second bedroom also has an en-suite shower room. There are three splendid reception rooms supplemented by a fitted kitchen, a separate utility room and a cloakroom off the hallway. All of the bathrooms, shower rooms and the cloakroom have recently been stylishly upgraded. There is a carport in front of the garage together with additional car parking and lovely well proportioned gardens with views to rival those from the main accommodation.

With plenty of windows on every elevation the views enjoyed change continuously from one room to another and even within individual rooms as many have double if not triple aspects. One minute you're looking at Loughrigg the next at Wansfell and these are views which will change not just season by season but literally hour by hour.

Delightfully finished with a combination of Lakeland stone, sandstone and render and topped with a slate roof this attractive and recently upgraded home is very conveniently placed in a quiet residential area just a short stroll from the centre of Ambleside which is particularly well served by a variety of highly regarded restaurants, cafes, a selection of cinemas, shops, a school and of course traditional Lakeland inns. The high fells are equally accessible literally from the doorstep. Perfect as a family home Mill House would



Rear Garden



Dining Room



Garden

equally suit for holiday letting, catering for the currently largely under supplied "larger home" market, or simply as a lock up and leave weekend retreat with space for all.

Mill House is highly recommended for early viewing.

Location From the centre of Ambleside head north along Rydal Road passing the Little Bridge House on your left and at the mini-round about turn right up "The Struggle" signposted for the Kirkstone Pass. After a short distance turn right just after Kirkstone Foot into Oaks Field. Proceed along this lane and over the speed bump into the private section of road which becomes The Falls and number 4 is located a short distance along on the left hand side.

Accommodation (with approx. dimensions)

Covered Porch Linking the house with the carport and having an outside light point.

Entrance Hall Providing an excellent space for coats and boots and having coving, radiator and an attractive stained-glass window.

Cloakroom Recently re-fitted and having a stylish w.c. with a granite shelf over the concealed cistern, a wash hand basin, attractively tiled flooring and walls, a ladder style radiator and a window to the side.

Dining Room 18' 0" x 14' 8" (5.49m x 4.49m) max A lovely room with double doors opening out onto the patio at the

south-western corner and having views of Loughrigg, two double radiators, coving to the ceiling and a staircase leading to the first floor.

Lounge 18' 0" x 17' 10" (5.5m x 5.46m) plus bay A lovely bright triple aspect bay-fronted room with view of Loughrigg and beyond and having an attractive Lakeland stone fireplace with a slate hearth and a timber mantle as well a living flame Valor Home Flame gas fire, coving, two double radiators, television point and telephone point.

Sitting Room 17' 10" x 10' 7" (5.45m x 3.25m) Another triple aspect room with lovely views, having coving, radiator and a telephone point.

Kitchen 12' 3" x 10' 9" (3.75m x 3.29m) Again with windows to three elevations and having a range of wall and base units with pelmet lighting and complementary modern working surfaces including a bowl and a half sink unit with a mixer tap, a Neff oven and grill, Lamora hob and hood, Neff fridge, AEG automatic dishwasher, plenty of storage space, part tiled walls and downlighters and coving to the ceiling and tiles to the floor.

Utility Room 10' 11" x 6' 10" (3.35m x 2.1m) With an extensive range of units including a single drainer sink unit, plumbing for an automatic washing machine, part tiled walls, tiled flooring to match that in the kitchen, coving to the ceiling, an Ideal Mexico 2 boiler and an external door to the side.



House Bathroom

First Floor

Landing A lovely bright area with plenty of space in which to sit and enjoy the views to the south west via the double doors which open out onto a sweet little corner balcony. There are two radiators and coving to the ceiling.

Master Bedroom *17' 10" x 11' 5" (5.46m x 3.5m)* A superb triple aspect room with delightful views including Wansfell to the east and Loughrigg to the west, whilst to the south are double doors opening onto a private balcony. The room includes a range of built in wardrobes, three double radiators, two wall light points, tv point, telephone point and coving to the ceiling.

Dressing Room With built in wardrobe and coving to the ceiling.

En-suite Shower Room Luxuriously re-fitted in recent times to include a double shower cubicle with fixed raindrop and hose showers, w.c. with a granite shelf, wash hand basin, chrome ladder style heated towel rail, tiled flooring and walls, mirrored cabinet and an extractor fan to supplement the side window, downlighters and a shaver point.

Bedroom 2 *16' 4" x 12' 4" (5m x 3.76m) max* Another triple aspect room with lovely fell views and having two double radiators, wall light point, tv point and built in wardrobe.

En-suite Shower Room Stylishly re-fitted in recent times to include a shower cubicle with fixed raindrop and hose showers, w.c. with a granite shelf, wash hand basin, chrome

ladder style heated towel rail, tiled flooring and walls, mirrored cabinet and an extractor fan to supplement the side window, downlighters and a shaver point.

Bedroom 3 *18' 0" x 10' 7" (5.49m x 3.25m) max* Another dual aspect room with lovely views south and west and having built in wardrobes, dresser unit, two double radiators, tv point, wall light point and coving to the ceiling.

Bedroom 4 *12' 5" x 8' 0" (3.8m x 2.44m) max* With views of Wansfell having a double radiator, coving to the ceiling, wall light point and an airing cupboard housing the hot water cylinder and offering plenty of storage space. This room has been utilised as an excellent office providing space from which to work from home if desired.

House Bathroom Again, beautifully re-designed and re-fitted in recent times with a four piece suite which includes a panel bath, a separate shower cubicle with fixed raindrop and hose showers, a w.c. with a granite shelf, wash hand basin, ladder style heated towel rail, tiled flooring and walls, an extractor fan to supplement the side window, downlighters and a shaver point.

Outside

Carport *15' 1" x 9' 2" (4.6m x 2.8m)* With a slated roof and further car parking provision in front.

Garage *18' 6" x 10' 2" (5.64m x 3.1m)* Being partly finished in stone and having an up and over door, personal door, window, power and light points.



Sitting Room

Garden The property stands on a lovely larger than average plot which includes a small tinkling beck, cobbled pathways and slate steps which lead up to an elevated seating area from which lovely views can be enjoyed. There are also lawned areas with mature flower borders, shrubs and trees. The principal patio is located on the south-western side of the building and again offers lovely views.

Services Property has mains gas, water, electricity and drainage. The property has gas-fired central heating and double glazing.

Council Tax Band G - South Lakeland District Council

Tenure We understand the property to be freehold.

Viewings Strictly by appointment with Hackney & Leigh. Telephone: (015394) 32800

Energy Performance Certificate Energy Rating Band D



Bedroom 1



En Suite

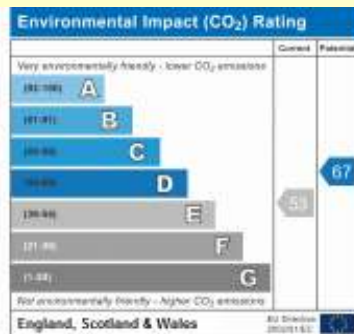
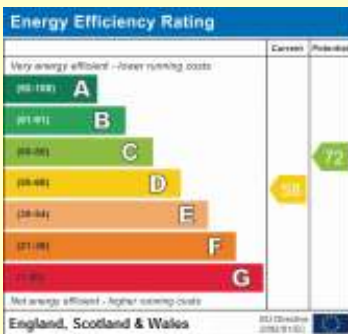


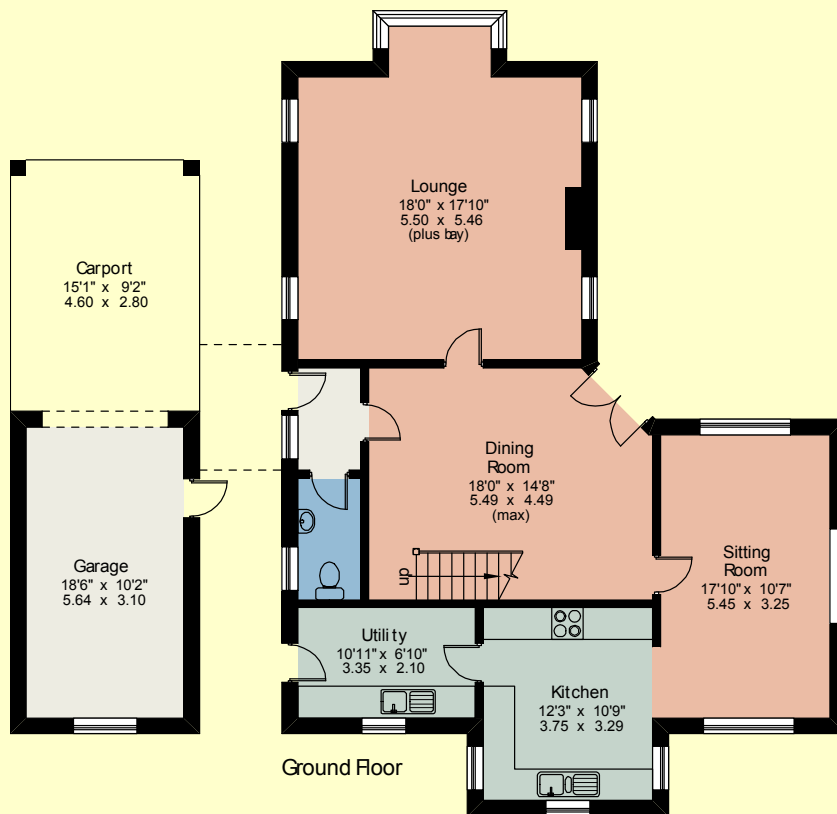
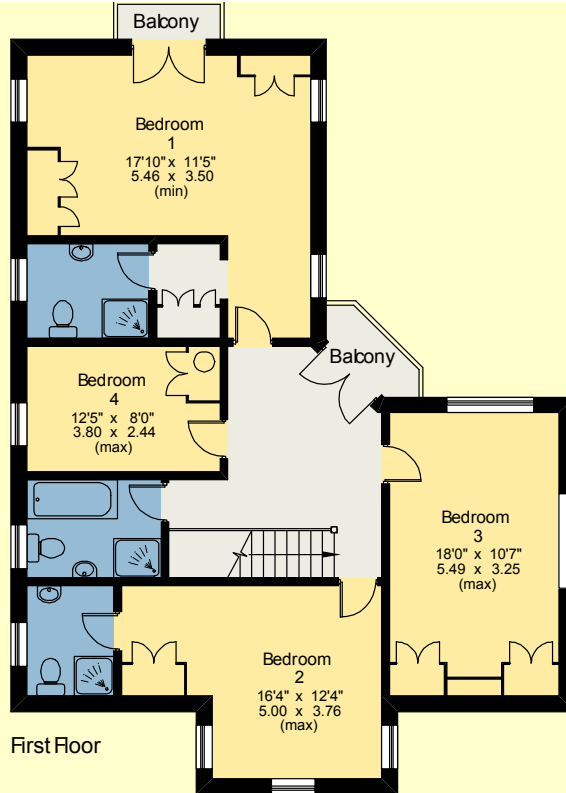
Outside



View from Bedroom 1

Ideal holiday letting opportunity If you were to purchase this property for holiday letting Sykes Cottages estimate it has the potential to achieve 35 - 40 bookings a year with a gross annual income of approx £24,500 - 28,000. To discuss the holiday let potential call Jan Meredith, Sykes Cottages on 015394 96444.





Approx GrossFloor Area = 2392.2Sq. Feet
= 221.8 Sq. Metres

For illustrative purposes only. Notto scale.

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