



Skelwith Fold

£395,000

Old Farm Cottage
Skelwith Fold
Ambleside
Cumbria
LA22 0HT

Beautifully positioned, this "chocolate box" traditional Grade 2 listed Lakeland Cottage is thought to date from the early 18th century and has permission for extensive renovation works which have already commenced and now presents an almost blank canvas for the fortunate new buyer to create the home of their dreams. With scope to provide 2 bedrooms and 2 bathrooms and having gardens, parking and permission for a garage this might just be your dream come true.

With a whole host of walks accessible from the doorstep, whether that be to the pub or the high fells, Old Farm Cottage is a superb opportunity for those with imagination and a desire to create a superb holiday let, weekend retreat or permanent home in idyllic surroundings.

Property Ref: AM3749

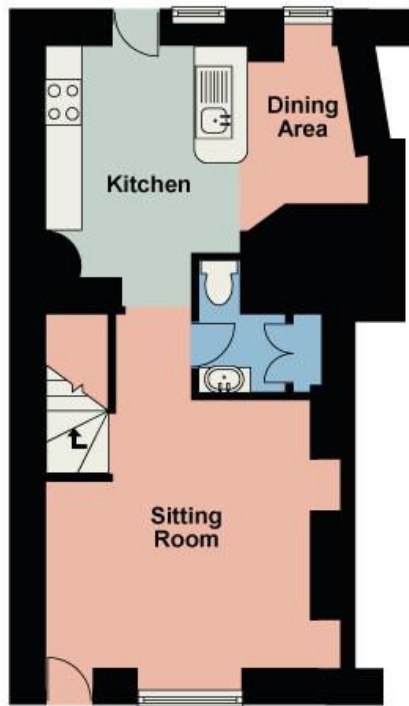
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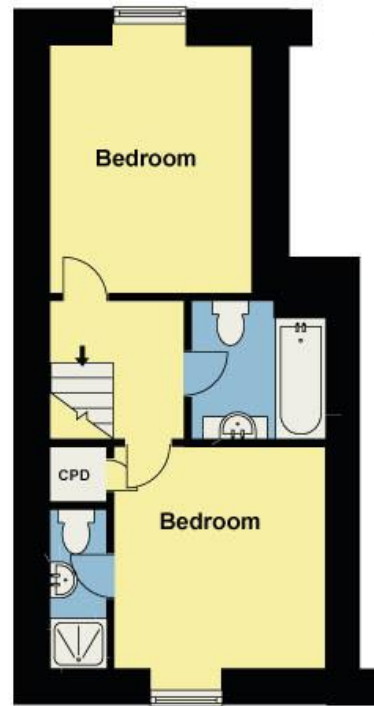
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Proposed

Ground Floor



First Floor



For illustrative purposes only. Not to scale. REF: AM3749

Propose Floorplan

Location Old Farm Cottage is situated in an outstanding elevated position in the hamlet of Skelwith Fold which is approximately two miles from Ambleside.

From Ambleside proceed towards Coniston on the A593 until you reach the Skelwith Bridge Hotel on your right continue a short distance along and over the bridge and immediately bear left up the country lane signposted Skelwith Fold and Brathay, and the property can be found just beyond the top of the hill on the left hand side with parking provision immediately opposite.

Description Opportunities such as this are few and far between. Listed (Grade 2) by English Heritage and described as having late 18th century origins this highly attractive end of terraced stone built cottage is superbly placed whether you are seeking a quiet weekend retreat, a potentially highly popular holiday let or a peaceful permanent home. Permission has been obtained to allow for a complete re-design, and the early works have already commenced to the extent that the previously dilapidated garage has been removed along with several of the internal stud walls within the cottage itself which is now offered in almost shell form allowing your imagination virtually free reign to create a superb home (possibly subject to any further consents being obtained of course - depending on how carried away you want to get). The existing permission (ref 7/2020/5086 on the Lake District National Park Planning Authority website) allows for the creation of a sitting room, cloaks/utility and a family kitchen on the ground floor with two double bedrooms, one en-suite and a house bathroom on the first floor. The consent also allows for the

construction of a brand new garage with a lovely summer room beyond in the garden. You do not have to absolutely adhere to these plans of course. Some may prefer to not replace the garage and simply enjoy the freedom of the delightful additional garden space which this would afford, although even with the proposed alterations the remaining garden is lovely and there is plenty of car parking provision with or without a garage.

Others might consider that one bathroom is sufficient, favouring enlarged bedrooms, the options are seemingly endless, although significant deviation from the approved plans may require further consent, depending on what your imagination comes up with of course!

Those who view should not be daunted by what greets them as they step through the door - at first the sight of four bare stone walls may come as something of a shock, as might the absence of any partition walls at all on the first floor, but take a moment. Instead, start by imagining what works might be required on another hypothetical home, one which is just that little bit out of date with regards kitchen and bathroom fittings for example, where the heating is as outmoded as the décor, the wiring as suspect as the plumbing. Well, at Old Farm Cottage (and yes it really is a quaint as its name suggests) you may have to start from scratch with all of those things, but you have the freedom to create something wonderful without the inconvenience of having to go backwards first by stripping out the old before introducing the new.

And what a home you could create. Whether you want a home from which you can work (the permission for a garage potentially opens up wonderful opportunities for a home office), a peaceful



Living Room

weekend retreat (there is arguably more foot traffic than vehicular traffic here) or a successful holiday let (you can walk to the Drunken Duck Inn, Chesters or the high fells from the doorstep) the ingredients are all present and correct. The views are simply lovely, the opportunity immense. Come and see for yourself.

Accommodation (with approximate dimensions)

Front Garden The property is entered from the lane down three slate steps into a small area of garden that could create a very pretty border to the property.

Living Room 17' 0" x 13' 0" (5.2m x 3.97m) Having lovely 'country cottage' features including a recessed fireplace that formerly housed a wood burning stove, a beamed ceiling and a slate window seat overlooking the front garden.

Kitchen 9' 10" x 6' 10" (3m x 2.1m) With a window and giving access to the rear garden.

Former Bathroom Having a window. There are no longer any fittings in this room. The approved plans incorporate this room in the family kitchen.

Stairs lead to

First Floor Open Plan Layout 30' 0" x 13' 1" (9.15m x 4m) The current owner has had the existing walls removed leaving this area as a perfect blank canvas. The existing planning permission allows for two double bedrooms, one with an en-suite shower room and a bathroom but an amendment to these plans could be applied for

if desired. There are windows overlooking both the front and rear gardens with views beyond.

PLEASE NOTE THAT THIS FLOOR IS CURRENTLY NOT SAFE TO BE WALKED UPON BUT CAN BE VIEWED FROM THE TOP OF THE STAIRWAY.

Outside

Parking There is off road parking provision directly opposite the property with planning permission to build a garage with a lovely garden room attached making the most of the garden views. There is also permission for the installation of a wood burning stove in the garden room.

Gardens Immediately beyond the parking provision and potential garage footprint there are private gardens that include a patio and a lawn surrounded by natural shrubbery and trees, providing privacy from the neighbouring properties yet affording some lovely views. There is also planning permission for a garden room or summerhouse to be erected here.

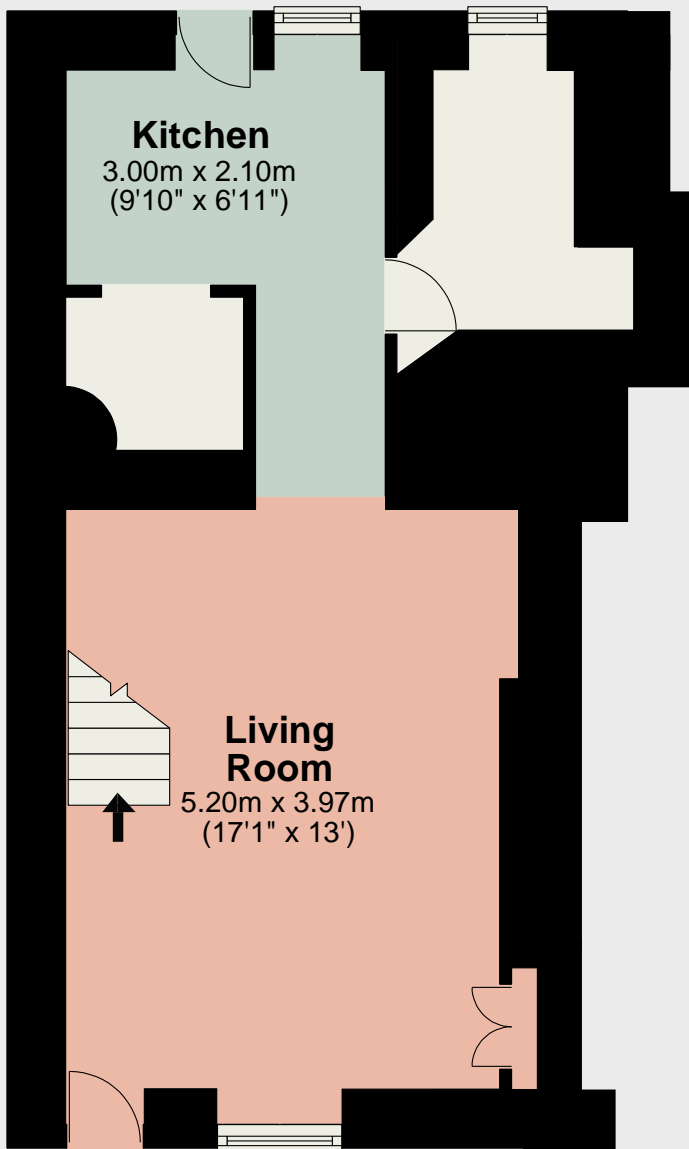
To the rear of the property there is an easily managed gravelled patio giving wonderful views to Loughrigg Fell and Ivy Crag, perfect for relaxing with a morning coffee or evening glass of wine. This area can also be accessed by a path which leads from the front of the property.

Services The property is connected to mains electricity and water with drainage to a shared septic tank. We are aware that the joint parties who use this system intend to have it upgraded in order to comply with current requirements.

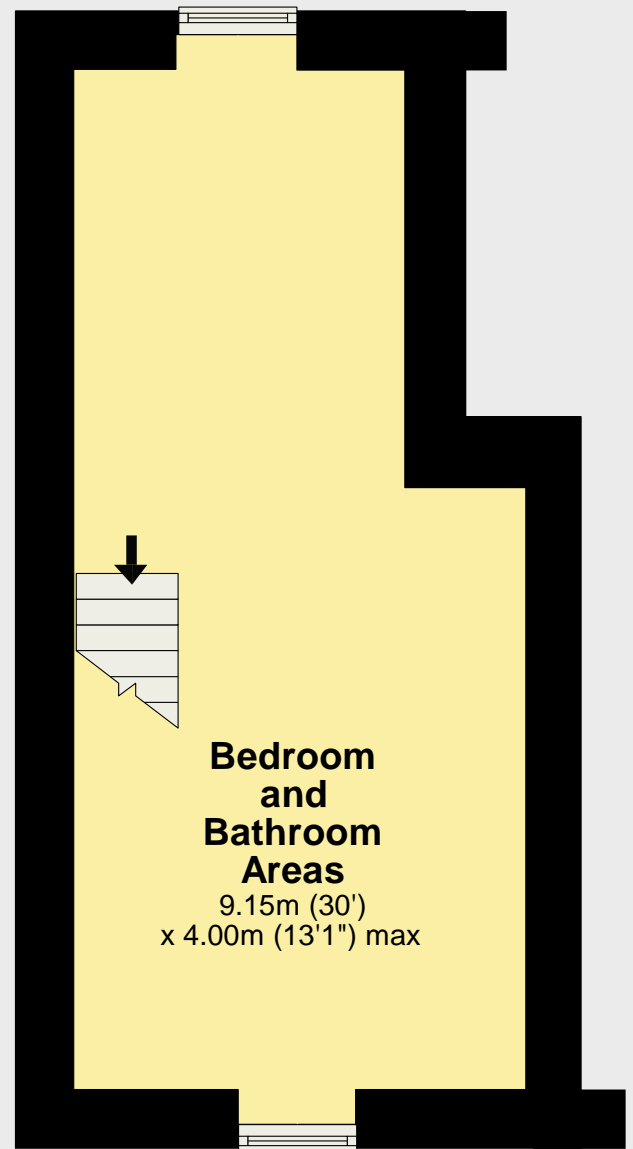


Existing

Ground Floor



First Floor



Total area: approx. 79.4 sq. metres (854.8 sq. feet)

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Tenure Freehold.

Council Tax Band D - South Lakeland District Council.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office. When viewing, please take care, particularly on the first floor and at the side of the property.

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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.