



Walthwaite How



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Chapel Stile, Ambleside, Cumbria LA22 9JG

Stylishly updated, wonderfully placed and immaculately presented, this attractive south facing 4 en-suite double bed roomed home is an absolute joy from start to finish. Full of character, with beamed ceilings, two enormous living rooms, a family kitchen and beautiful views, this attractive and adaptable stone built cottage will thrill those who view, whether you are seeking a family home with home office space, an amazing holiday let or an idyllic holiday let, you must come and see this one.

With a wonderful family kitchen, cloak room, and a stunning sitting room on the ground floor and a superb second living or entertainment room at the rear alongside 4 large double bedrooms, each with ensuite facilities (one also having a dressing room), and lovely gardens, Walthwaite How has it all. With an amazing variety of walks on offer from the doorstep, and the village shop and pub just a short stroll away, you can have it all too - come and see.

Quick Overview

4 en-suite double bedrooms

2 Superb reception rooms and a family kitchen

Magnificent setting with wonderful views

Walk from the doorstep to the high fells or to the pub





Welcome

It is seldom that a home of this quality comes to the market. Superbly placed on the edge of popular Chapel Stile in the beautiful Langdale Valley, Walthwaite How has undergone a beautiful and stylish transformation in recent times to become a wonderfully adaptable and welcoming home whilst retaining its considerable character. The appeal of this stone built cottage is immediately obvious as one steps over the threshold, that is if your heart has not already been captivated by the stunning scenery all around you. The entrance porch gives access to a luxuriously fitted family kitchen with plenty of space in which to relax, dine and prepare meals. This ample space is supplemented by a handy utility area and a cloak room. The main south facing sitting room, complete with an original beamed ceiling and cosy log burner is another wonder - a room which manages to be both enormous and comfortable, fully capable of accommodating all of the family and then some, whilst enjoying splendid views from its three front windows.

On the upper floor is a superbly adaptable second reception room, with bi-fold doors to the rear garden and with a fourth en-suite double bedroom above, this could easily become virtually a self-contained suite for a dependent relative (young or old) or the perfect home office - should you wish to dedicate such a wonderfully bright and welcoming space to work of course! When it comes to the bedrooms we will let you decide which sounds the more decadent - having a luxurious whirlpool style bath in the en-suite for the second bedroom or having a wine cooler in the dressing room of the principle bedroom! Thankfully however, as all four bedrooms enjoy luxurious en-suite facilities no-one needs to feel left out. There is plenty of car parking provision on the driveway and pretty gardens to both the front and rear enjoying wonderful panoramic views over rolling fields to the fells beyond.

You can step from the door and within minutes be on the fells, ambling towards Grasmere or the iconic Langdale Pikes, stocking up in the village store or relaxing in one of the many traditional Inns of the region, all without troubling the car. What more could your heart desire?



Family Kitchen

Entrance Vestibule Perfect for the removal of muddy boots and coats and having a window, a double radiator and a tiled floor.

Family Kitchen A beautifully finished space catering for all aspects of family life. There is a stylish fitted kitchen area incorporating a range of base units with display shelving over, a portable island unit, complementary timber work surfaces with inset stainless steel sink and a half, pelmet and plinth accent lighting, an Aga with concealed hood over and a selection of AEG fitted appliances including an automatic dishwasher, refrigerator and microwave. There is also a dual aspect, floor power point for the kitchen island, a beamed ceiling, wall lights, a double radiator, plenty of space for family dining and even a relaxation area with a slate floor and a cosy open fire with a slate surround and a timber mantle.

Pantry A wonderful addition to the kitchen having a parquet flooring and plentiful storage for both food goods and kitchen equipment.

Specifications

Family Kitchen
15' 10" x 22' 10" (4.84m x 6.98m)

Pantry
6' 10" x 7' 1" (2.09m x 2.17m)





Countryside Living

Specifications

Living Room
31' 8" x 17' 9" (9.66m x 5.42m)

Inner Hall Having a window with slate sill, a radiator and being ideal for the storage of muddy boots and coats.

Cloak Room Having a WC with a concealed cistern and a wash hand basin. There is also a radiator, a window and a cupboard that houses the Camray II boiler.

Living Room An impressively spacious room enjoying lovely country views from its three windows and having original features including a beautiful beamed ceiling (with a good head height for a change!), wall lights, window seats, a slate fireplace with timber mantle over and a wood burning stove plus three double radiators. In addition to this being a delightful area in which to relax, there is also more than enough space for entertaining as the current owners house their full sized pool table here too!



Entertainment Room

First Floor There is also a half landing here with glazed double doors giving access to the rear gardens.

Landing Having a double radiator, window overlooking the rear garden and loft access.

Entertainment Room Suited to a wide variety of uses including an additional sitting room, a games room, a home office or studio and having access to the rear gardens via the bi-fold doors, two remote controlled Velux windows, wall lights, a large cylindrical Dan Skan Original wood burning stove, under floor heating, plumbing for an automatic washing machine, a stainless steel sink with mixer tap, built in storage cupboard, tiled slate flooring, double garage doors giving access to the driveway and down lighters.

Specifications

Entertainment Room
16' 11" x 24' 10" (5.16m x 7.57m)





Bedrooms Delights

Specifications

Bedroom 1
16' 4" x 18' 2" (4.98m x 5.56m)

Bedroom 2
11' 1" x 12' 11" (3.39m x 3.96m)



Bedroom 1 A wonderfully spacious room enjoying a triple window overlooking the front gardens and to the surrounding countryside beyond. Having a radiator and built in storage cupboard.

Dressing Room Having a range of storage cupboards, a sink with mixer tap and drainer, a window with country views and a radiator and having a wine cooler.

En Suite A stylish three piece suite comprising a Grohe rainfall shower with separate hand held attachment within a tiled and glazed shower unit, his and hers wash hand basins with light, mirror and shaver point over and storage shelf below and a WC with concealed cistern. There is also a ladder style heated towel rail, an extractor fan and tiled walls and flooring with underfloor heating.

Bedroom 2 A double bedroom with a window giving wonderful views to the surrounding countryside, built in storage and a double radiator.

En Suite Having a luxury three piece suite comprising a whirlpool bath with rainfall shower over with separate hand held attachment, a WC with a concealed cistern and an Ashton and Bentley wash hand basin with light, mirror and shaver point over. There is also a window with a frosted film, an extractor fan, a ladder style heated towel rail and tiled walls and floor, with underfloor heating.

Further Bedrooms

Bedroom 3 A double bedroom having countryside views, wall lights and a double radiator.

En Suite Enjoying a modern and stylish suite three piece suite comprising a large glazed and tiled shower unit with Grohe rainfall shower with separate hand held attachment, a Vitra wash hand basin with mixer tap and light, mirror and shaver point over and storage below, and a WC with concealed cistern. There is also an extractor fan, a ladder style heated towel rail and tiled walls and flooring with underfloor heating.

Stairs lead from the Entertainment Room lead to

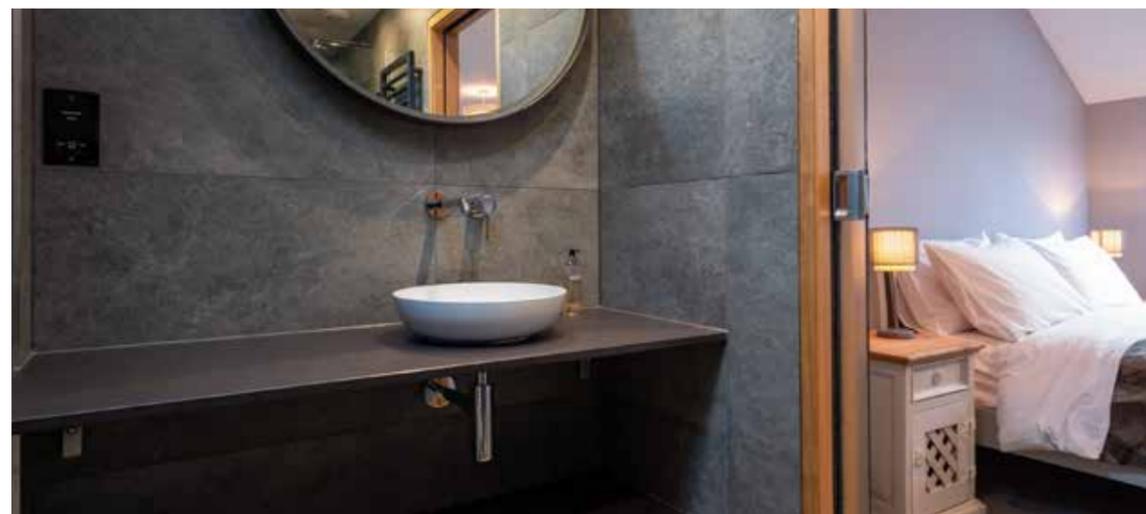
Bedroom 4 A spacious double bedroom having two Velux windows with fell views and two double radiators.

En Suite A stylish shower room comprising a Grohe rainfall shower with separate hand held attachment, a WC with a concealed cistern and a wash hand basin with mixer tap and mirror with touch activated light and a shaver point over. There is also a Velux window, an extractor fan, a ladder style heated towel rail and tiled walls and flooring, with under floor heating.

Specifications

Bedroom 3
10' 10" x 12' 9" (3.31m x 3.91m)

Bedroom 4
12' 3" x 17' 9" (3.75m x 5.43m)





Outside

Gardens Having three areas of garden, one to the rear, one immediately in front of the property and further gardens on the opposite side of the road. To the rear of the property is a lawn with hedged borders, flowerbeds, a covered pergola with heating and lighting from which superb panoramic views can be enjoyed, outside light points and a tap. Immediately in front of the property is a gravelled patio which enjoys flower borders and opposite the property is a further lawn with dual level patio and having shrubbery borders. Also housing the log store. The beautiful surrounding countryside can be admired from all three of the garden areas.

Parking There is ample parking on the private driveway for at least three cars.

Important Information

Services:

The property is connected to mains electricity, water and drainage with oil fired central heating.

Tenure:

Freehold.

Council Tax Band:

Band G - South Lakeland District Council.

Energy Performance Certificate:

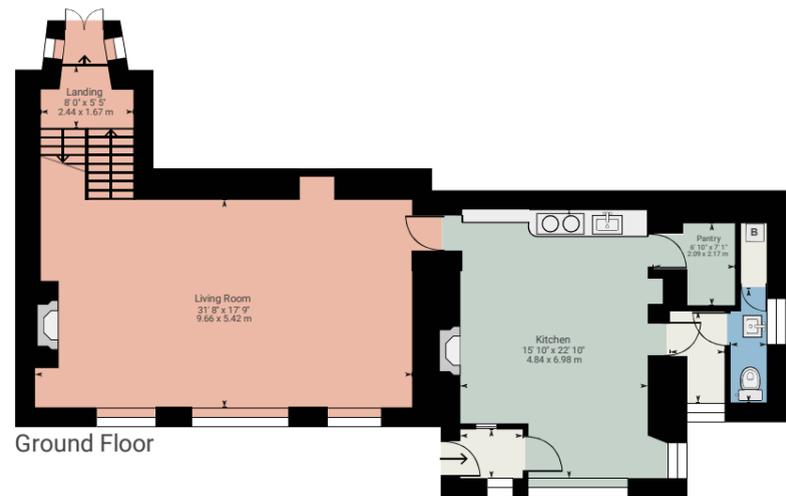
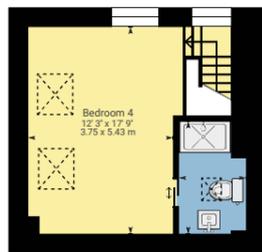
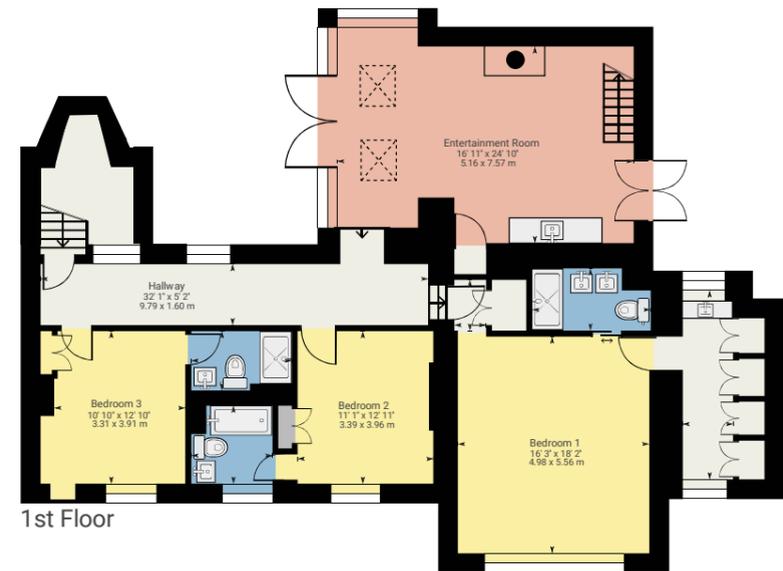
The full Energy Performance Certificate is available on our website and also at any of our offices.

Ideal Holiday Letting Opportunity:

In the opinion of holiday cottages.co.uk, this stunning property will make a superb holiday let and can be expected to make a gross profit of between £49,800 - £52,300 pa, based on approximately 37-39 bookings. For more information, please contact the Hackney and Leigh Ambleside office.

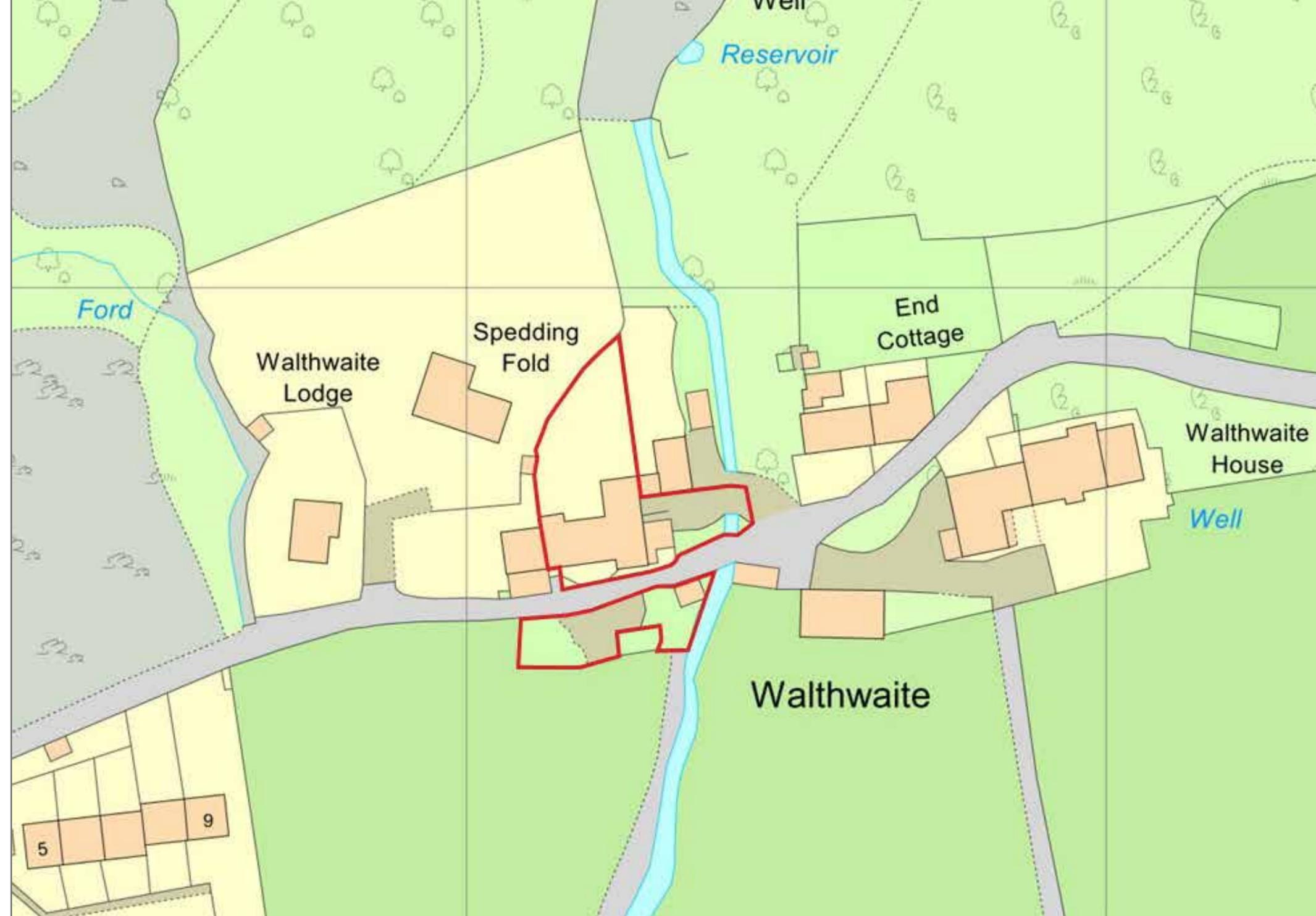


Boundary Map & Floorplan



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Directions

Walthwaite How, Chapel Stile, Ambleside, Cumbria LA22 9JG

From Ambleside take the A593 over Rothay Bridge towards Coniston and Langdale and continue along this road turning right just at the Skelwith Bridge Hotel before Chesters, signposted for Langdale. Continue along this road, crossing the cattle grid onto Elterwater Common and continuing along until reaching the village of Chapel Stile. In the centre of the village you will see the village and cafe and turn right just after this at bus stop opposite the school. Continue up this lane turning right again signposted "6'6" except for access", turning right again at the T junction. Walthwaite How is then found a short distance along the left hand side of this lane.

Viewings

Strictly by appointment with Hackney & Leigh Ambleside Office.

To view contact our Ambleside office:

Call us on 015394 32800

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