



Hazel Holme Ambleside Road, Windermere

£850,000







## Hazel Holme Ambleside Road

Windermere, Windermere

A beautiful semi-detached property located in the heart of the Lake District National Park. Built in 1845, with a traditional Lakeland stone, this is one of three homes within this charming building. The property has easy access to all local amenities both within Ambleside and Windermere and close to local transport services.

A charming semi-detached property, set within a fantastic historic building. Upon entering the ground floor you will find a light and airy sitting room, a kitchen diner with ample amounts of space for eating with the family, the sun room which is flooded with natural light and two rooms which could easily be used as bedrooms or turned into office space. The ground floor also has a three piece bathroom which comprises a W.C., wash hand basin to vanity and a bath. The property features multiple glazing throughout, ensuring warmth and comfort, alongside gas central heating for added convenience.

On the first floor you will find two very good sized bedrooms with one having an en-suite bathroom and the other is currently being used as a second reception room, this room also has access to the balcony which then leads down to the rear garden. The landing also has a utility area as well which is an added benefit. heading upstairs onto the second floor you will find two more double bedrooms with one having its own bathroom which comprises a corner shower wash hand basin and corner bath. The second floor is also complimented by a bathroom and separate toilet. With easy access to the rest of the Lake District National Park, this home offers a peaceful retreat within reach of nature's beauty. Complete with a garage and driveway parking, this property offers both charm and practicality for modern living.

Outside, the property offers a well-maintained patio garden at the rear, featuring space for garden furniture and potted plants, perfect for enjoying alfresco dining or soaking up the sunshine. Steps lead up to the balcony on the first floor, providing an elevated outdoor space with beautiful views. Below the balcony, there are storage options available, catering to all your garden needs and providing ample space for tools and equipment.



- Charming semi-detached character property
- Short stroll to village restaurants, pubs and shops
- Walking distance to bus & railway stations
- Easy access to the rest of the Lake District National Park
- Garage and driveway parking
- Multiple glazing throughout
- Light and airy sitting room
- Six bedrooms with two having en-suites
- Gardens to the front and rear
- Two bathrooms, two en-suites and a separate toilet

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From the M6, exit at Junction 36 and take the A590 towards Kendal. At the next roundabout head towards the A591, sign posted to Windermere. Drop down into Windermere stay on the A591; pass St Mary's Church on your left, followed by the Cedar Manor Hotel. Hazel Holme is the second drive on the left after the Cedar Manor Hotel.

**WHAT3WORDS:** dreaming.pigs.dreading







## GROUND FLOOR

### ENTRANCE HALL

24' 4" x 5' 11" (7.42m x 1.80m)

### SITTING ROOM

18' 0" x 14' 10" (5.48m x 4.51m)

### KITCHEN DINER

13' 6" x 12' 2" (4.12m x 3.72m)

### GARDEN ROOM

13' 6" x 9' 7" (4.12m x 2.92m)

### INNER HALLWAY

12' 2" x 4' 9" (3.70m x 1.46m)

### BEDROOM/OFFICE

13' 11" x 9' 9" (4.25m x 2.35m)

### BEDROOM

9' 1" x 8' 2" (2.78m x 2.48m)

### BATHROOM

8' 0" x 5' 10" (2.43m x 1.79m)





## FIRST FLOOR

### LANDING

13' 8" x 4' 10" (4.17m x 1.47m)

### Bedroom

16' 11" x 16' 0" (5.16m x 4.88m)

### BEDROOM

### EN-SUITE

9' 1" x 4' 9" (2.76m x 1.46m)

### BEDROOM/LOUNGE

15' 3" x 11' 5" (4.65m x 3.48m)

## SECOND FLOOR

### LANDING

11' 11" x 4' 11" (3.64m x 1.50m)

### BEDROOM

15' 5" x 11' 4" (4.69m x 3.46m)

### BEDROOM

14' 6" x 13' 4" (4.41m x 4.06m)

### BATHROOM

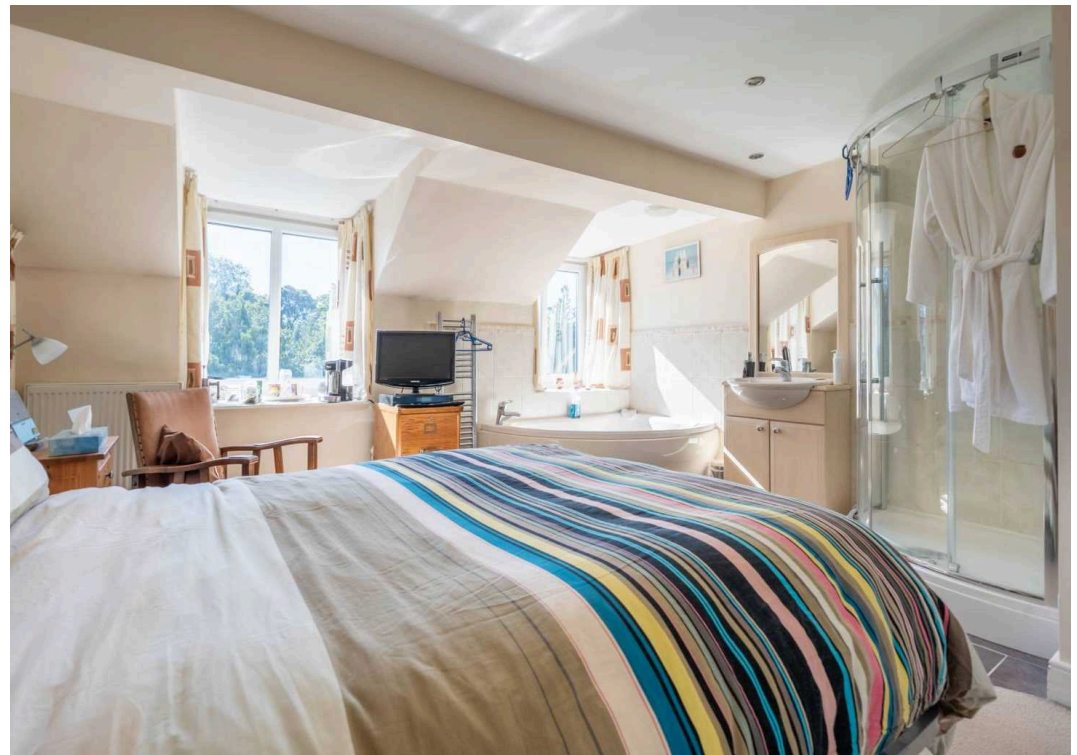
11' 1" x 4' 8" (3.38m x 1.42m) CLOAKROOM 7' 1" x 2' 6" (2.15m x 0.75m)

### 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.











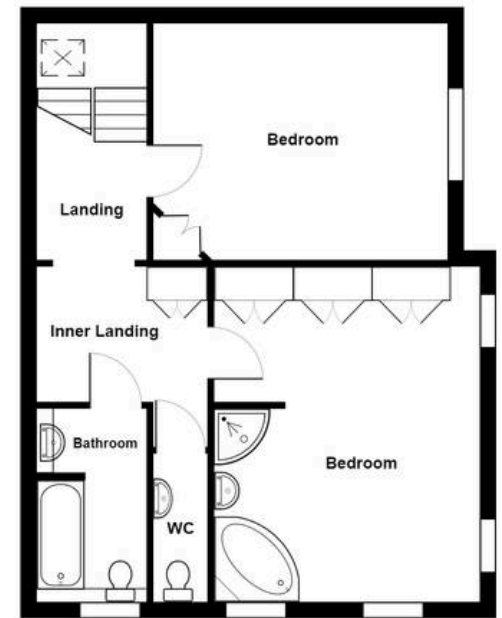




Ground Floor



First Floor



Second Floor

Hazel Holme, Ambleside Road, Windermere  
 Total Area: 192.7 m<sup>2</sup> ... 2074 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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