



Afton

- Two self contained holiday let apartments
- Each with bedroom, lounge, kitchen, bathroom
- Lake District - central Ambleside location
- Well established with above average bookings
- Detached with ample car parking & garage
- Year round trade. Energy Rating D

Wansfell Road Ambleside, Cumbria, LA22 0EG

Freehold: £685,000

Ref: 6445197

DESCRIPTION

Afton is a well-presented detached property just a couple of minutes' walk from the centre of the tourist honey-pot town of Ambleside in the heart of the Lake District. Currently split into two, spacious, sleep two, self-contained holiday let apartments that benefit from strong, year-round bookings the property also benefits from a low maintenance garden, ample car parking and a double garage.

LOCATION

Ambleside sits in the heart of the Lake District National Park to the north of Lake Windermere. The town, located within a UNESCO World Heritage Site, is one of the major honey-pot tourist locations in the area with strong demand for well-located, well-presented accommodation throughout the year with holiday lets achieving some of the highest occupancy rates in the UK.

Ambleside benefits from good road links through the area with easy access from the M6 motorway to the north and south, rail links from Windermere Station offering direct connections to Manchester Airport and the West Coast mainline linking London, Birmingham and Glasgow. The local bus interchange is just a couple of minutes' walk from the property.



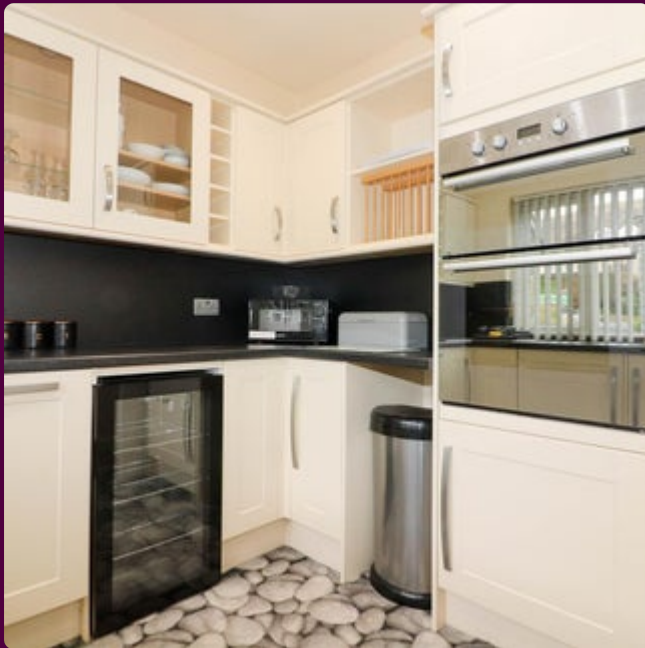
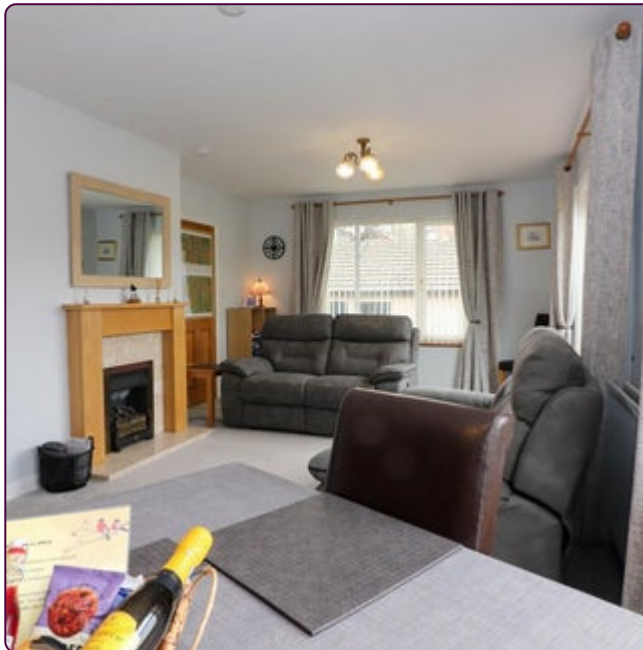
INTERNAL DETAILS

Afton (Ground floor)

Hallway, fitted kitchen with double oven, hob, dishwasher and fridge/freezer, spacious dual aspect lounge/dining room with fireplace, bedroom with king size bed and door to garden, en suite bathroom with bath, shower cubicle, basin toilet and cloakroom WC.

Afton View (First floor)

Hallway and stairs to first floor, fitted kitchen with double oven, hob, dishwasher and fridge/freezer, spacious dual aspect lounge/dining room with great views and balcony, large bedroom with king size bed and bathroom comprising bath with shower over, basin & WC.







EXTERNAL DETAILS

A low maintenance garden wraps around the side and rear of the property with planted borders, artificial lawn and sitting area.

There is a large tarmac parking area with ample parking for four cars, a large double garage and an additional parking space.

TRADING INFORMATION

Occupancy and rental income available on request.



THE OPPORTUNITY

Our seller client currently operates the property as two individual holiday lets. Both are well presented and maintained and achieve higher than national average occupancy/rental rates.

The apartments are marketed by respected local letting agents Lakelovers and Sykes Cottages:

<https://www.lakelovers.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Ambleside/Afton-1118711.html>

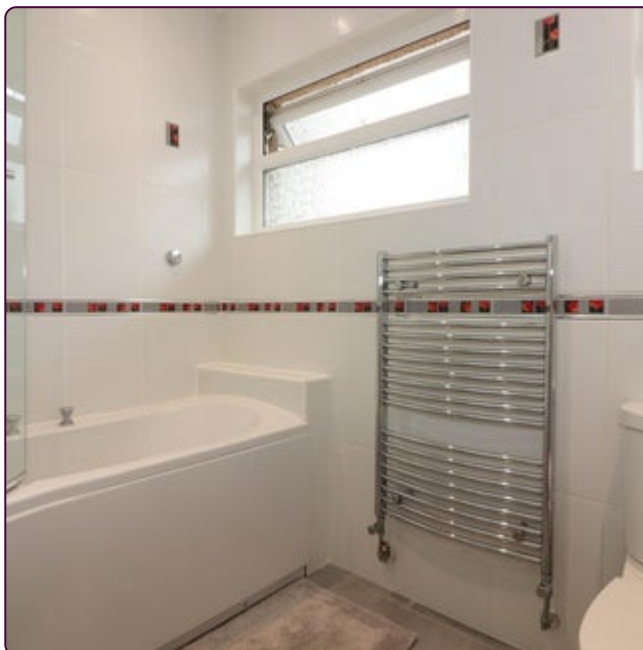
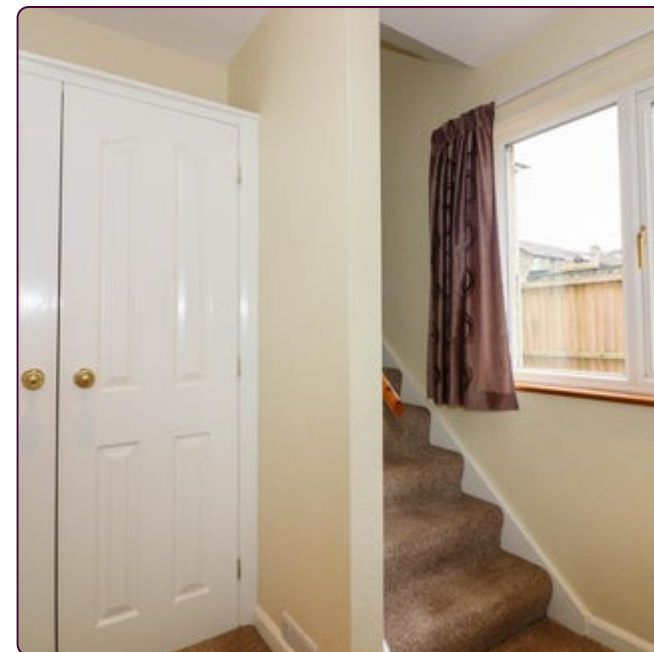
<https://www.lakelovers.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Ambleside/Afton-View-1164176.html>

The property benefits from solar panels which generate an additional circa £2,000 annually.

The additional parking space is marketed by the owner via an online parking agents and generates an additional income of £10 per day.

A potential purchaser may also consider converting the property back into one large detached, four-bedroom dwelling, with possible options for holiday let or residential use subject to relevant planning consents. There is further development opportunity in the large loft area, subject to relevant planning consents.

The property had a new central heating system and hot water boiler installed in April 2025.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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