

Ambleside

£395,000

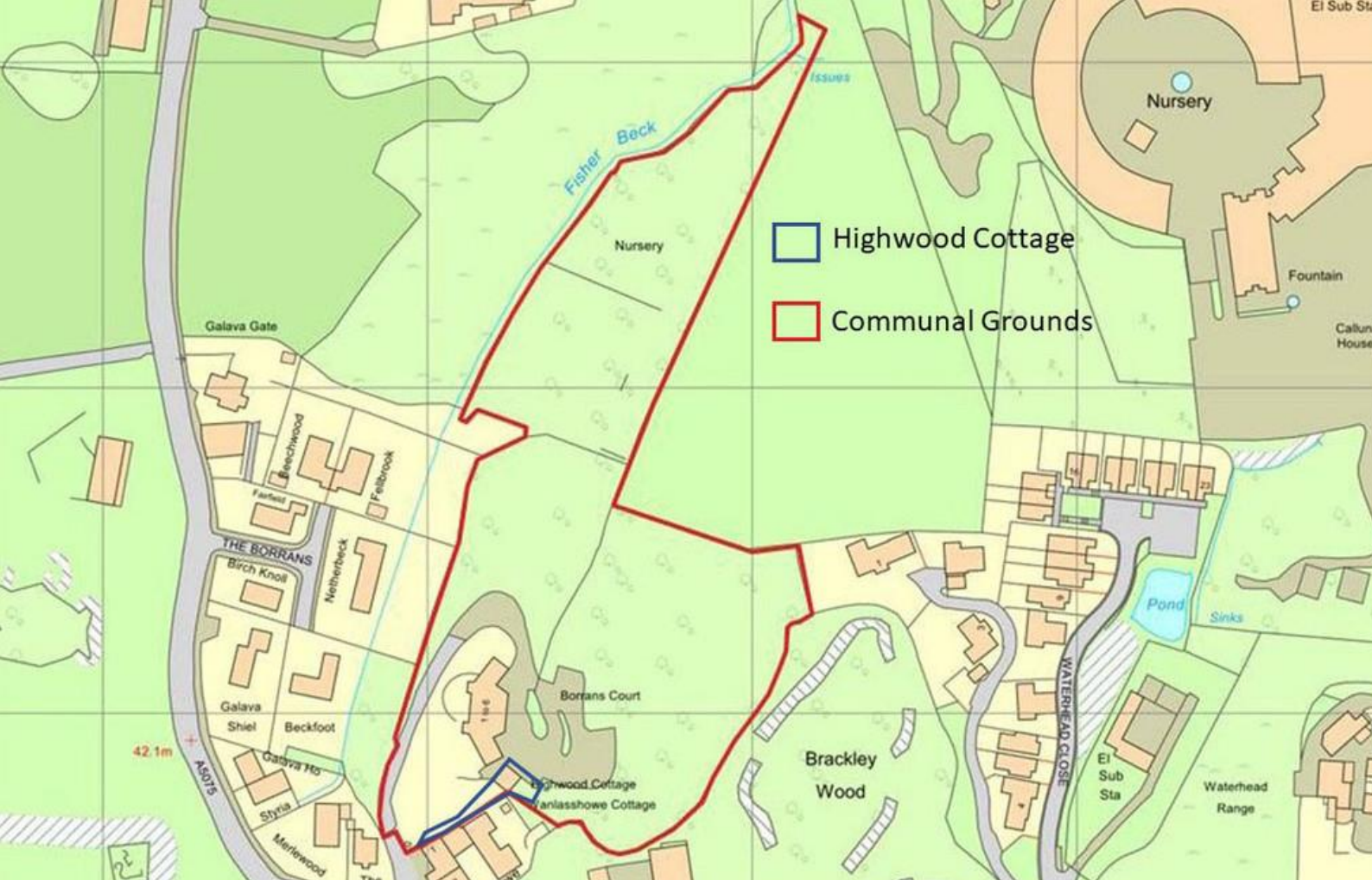
Highwood Cottage
Borrans Court, Borrans
Road
Ambleside
Cumbria
LA22 0EN

With lake and fell views, Highwood Cottage is that perfect combination of being an attractive stone built traditional cottage on the outside, concealing a wonderful modern home on the inside. The bright, newly refurbished and immaculate accommodation includes a superb triple aspect living space with a stylish kitchen, a double bedroom, and a luxury shower room all on one level. There is a very useful undercroft, beautiful south and west facing private gardens as well as around 4 acres of sensational communal grounds, private car parking and walks aplenty from the doorstep.

The perfect holiday let, lock up and leave weekend retreat or permanent home, this welcoming cottage is just a short stroll from the centre of Ambleside and is a unique opportunity in the heart of the National Park.

Property Ref: AM3781





Ordnance Survey Map 00734308

Location When approaching from Windermere and the south take the left hand turn at the traffic lights at Waterhead (close to the passengers ferry jetty on Lake Windermere) onto Borrans road. Continue along this road passing the lake on the left hand side with Borrans Park further along on your left. The entrance to the driveway to Borrans Court is located at the right hand side immediately beyond two bollards in the centre of the road. The access drive winds through attractively wooded grounds to the car parking areas. There is private car parking adjacent to the cottage plus visitor space.

Description Sitting peacefully in the grounds of Borrans Court, this attractive stone and slate detached cottage style bungalow enjoys simply wonderful views overlooking Galava, the Roman fort on the outskirts of Ambleside, the southern reaches of Lake Windermere and out over the fells beyond.

Looking every inch the traditional stone built cottage on the outside, this detached bungalow is anything but, once you step over the threshold. Wonderfully bright and sunny, this welcoming home immediately invites you in, to sit and relax whilst drinking in that view. Superbly refurbished and re-designed, the inclusive open plan living space not only looks out towards the lake but has a large window and door opening onto the private side garden (with potential space to extend subject to any necessary consents being obtained) and includes a stylish kitchen area. There is a double bedroom, again with views and a lovely modern shower room. The undercroft below is ideal for garden and outdoor equipment and there is both private and guest car parking

provision. In addition to the side garden there is a further lovely private rear garden looking over the lake below with natural rock outcrops and seating areas. Highwood Cottage also benefits from being able to share in the joy of the sensational four acres or so of communal grounds serving Borrans Court, grounds which are awash with daffodils in Spring, Bluebells in early summer, and birds and deer all year round, and the views to the fells to the east and north are simply wonderful.

You can step from the door and hike the high fells, amble down to the lake shore or into the village centre - the simply perfect "lock up leave" weekend retreat, holiday let or permanent home. Do not miss out.

Accommodation (with approximate dimensions)

Open Plan Living Room and Kitchen 17' 7" x 13' 3" (5.37m x 4.04m) A lovely, bright triple aspect room with Karndean flooring throughout.

Sitting Area A wonderfully bright space benefitting from patio doors to the side garden flanked by windows on either side, plus a rear window giving views to the lake and the surrounding countryside, a glazed door to the rear gardens and having space to both dine and relax and having a wi-fi controlled Atlantic electric heater.

Kitchen Area A stylish newly fitted kitchen with an attractive range of modern wall and base units with complementary Mirostone work surfaces extending into a breakfast bar, and including a



Open Plan Living Room and Kitchen

recessed stainless steel sink with a mixer tap. The range of integrated appliances include a Zanussi 4 ring electric hob with hood over and oven below, Baumatic washer/dryer, Hotpoint dishwasher and Electra fridge/freezer.

Bedroom 10' 11" x 8' 3" (3.34m x 2.53m) A bright double room enjoying views over the gardens to the lake and fells beyond and having an Atlantic electric heater and loft access.

Shower Room With a modern three piece suite comprising a glazed corner shower unit, a wash hand basin with illuminated mirror, shaver point over and a WC. There is also an opaque window, an extractor fan and ladder style heated towel rail.

Loft A boarded and foil lined loft space housing a pressurised hot water cistern which can be controlled remotely.

Outside

Undercroft 5' 1" x 4' 11" (1.56m x 1.5m) A useful lockable storage area with built in shelving and having light and power points.

Gardens Highwood Cottage benefits from private gardens to both the side and the rear of the property comprising a lawn, three patio areas, natural rockeries and shrubs, perfect for enjoying a quiet morning coffee or evening G&T. The rear garden also gives lovely views to the lake and surrounding fells.

In addition to the private gardens, the cottage also enjoys the use of the communal grounds of Borrans Court extending to approximately four acres of woodland and lawn which provide stunning panoramic views of the surrounding Lakeland fells and

which attract a wonderful array of wildlife including deer, birds and red squirrels.

NOTE Small outbreaks of Japanese knotweed have been identified within the communal grounds (but not in the private garden of Highwood Cottage). This has been professionally assessed and a management plan is in place for treatment backed by a guarantee. The proportionate cost of this has already been met by the vendor of Highwood Cottage.

Parking The property has one private car parking space as well as the benefit of additional visitors parking.

Services Mains water, electricity and drainage are connected and having 5G Broadband capability.

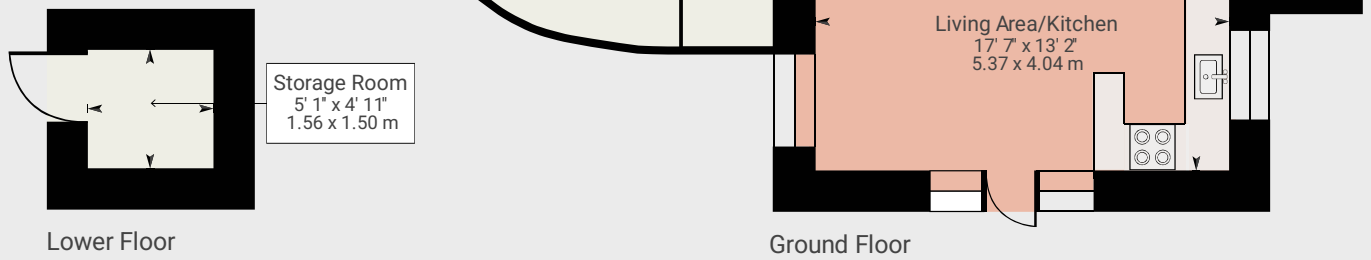
Tenure We understand the property to be leasehold for a term of 999 years from 1988.

We understand that the current service charge is £1,450 per annum and that this covers external painting, external repair, maintenance of the grounds and buildings insurance.

Council Tax Band C - South Lakeland District Council.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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



Approximate net internal area: 405.11 ft² (637.35 ft²) / 37.64 m² (59.21 m²)

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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