



Rydal

Daffodils, 3 Mount Cottages, Rydal, Ambleside, Cumbria, LA22 9LT

An idyllic "pretty as a picture" Lakeland cottage, wonderfully placed close to Rydal Mount and at the foot of the Fairfield Horseshoe, the start of the Coffin Trail and with a whole host of wonderful walks from the doorstep, this attractive two double bedroomed cottage is full of character being once a workers cottage for Rydal Estates. There is a welcoming sitting room, kitchen, two double bedrooms, bathroom, and pretty gardens. Simply perfect.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable family home, Daffodils has everything you might desire, come and see.

£300,000 Guide Price

Quick Overview

- A home full of genuine character
- Superb setting close to Rydal Mount
- Stylish and yet authentic charms
- 2 double bedrooms and a bathroom
- Quiet patio style garden
- A wonderful array of walks accessible from the doorstep
- Currently a successful holiday let with
- Ideal weekend retreat or permanent home
- A parking space
- Superfast Broadband speed 80Mbps available*



2



1



1



F



Superfast
Broadband



One parking
Space

Property Reference: AM3959



Sitting Room



Bedroom 1



Kitchen

Location Leave Ambleside heading north as if towards Grasmere and after about 1 mile you will reach the pretty hamlet of Rydal. Turn right, following signs for Rydal Mount. Daffodils is situated on the left just prior to Rydal Mount. There is parking in front of the gate.

What3Words ///tight.hazy.coughed

Description

The property is superbly and prominently placed close to William Wordsworth's former home Rydal Mount in the very heart of The Lake District National Park with an array of stunning walks accessible from the doorstep. Nestled at the foot of Nab Scar from where footpaths lead on to the Fairfield Horseshoe, one of Lakeland's most challenging walks, or ramble along the famous 'coffin road' trail which starts just up the lane from the cottage, offering fabulous elevated views above Rydal Water.

The little covered porch invites you into the welcoming sitting room, full of character with its exposed beams and wood burning stove. A lovely room in which to gather with friends and family. The kitchen just beyond, is fresh, bright and airy with tiled walls and floor, wall and base units with polished slate worktops, and an external door to the rear. Fitted Lamona appliances include a four ring ceramic hob, set over an electric grill/oven, with extractor hood over, and a dishwasher. Additionally there is an integrated Bosch washer/dryer.

An open staircase leads you to the first floor landing with built in double cupboard housing the hot water cylinder. There are two delightful and charming bedrooms, a double with exposed beam and lintel, and also having a lovely fitted triple wardrobe, and a twin, both benefitting from their own wash basins. The tiled bathroom has a three piece suite comprising a panel bath with Mira shower over, pedestal wash hand basin, and WC.

Stepping outside there is an easily maintained front garden with well established mature shrubs including rhododendrons and a fine Acer, and with space to sit while admiring the view. To the rear is a peaceful patio, with steps leading upwards to a tiered lawn area perfect for late afternoon / early evening sitting with a glass of something cool.

This picture perfect cottage is sure to attract a lot of attention - early viewing is recommended.

Accommodation (with approximate dimensions)

Stone Porch

Sitting Room (formerly two rooms) 17' 7" x 14' 6" (5.38m x 4.42m)

Kitchen 11' 10" x 7' 10" (3.61m x 2.41m)

First Floor

Landing Loft access point.

Bedroom 1 12' 7" x 10' 2" (3.84m x 3.12m)

Bedroom 2 11' 10" x 7' 10" (3.63m x 2.41m)

Bathroom

Outside

Store 6' 7" x 6' 7" (2.03m x 2.01m) Ideal for storage of outdoor and garden equipment.

Parking Space for one car in front of property.

Garden Easily maintained front garden with well established mature shrubs. To the rear is a peaceful patio ideal for enjoying a morning coffee, or perhaps a glass of something cool at the end of the day.

Steps lead upwards to a tiered lawn area. Note; The owners of the adjoining property have a right of way on foot to their bin area, which adjoins that of number 3.

Property Information

Services Mains water, and electricity are connected. Drainage is to a shared septic tank with 1 and 2 Mount Cottages. Electric storage heating.

Tenure Freehold.

Holiday Letting Information The cottage is currently a successful holiday "let", and has been for many years, through Heart of The lakes (<https://www.heartofthelakes.co.uk/>) The letting history and figures are available to bona fida parties upon request.

Business Rates Daffodils has a rateable value of £2,400 with £1,197.60 being payable to Westmorland and Furness Council for 2023/24

Small Business Rate Relief may be available and is enjoyed in full by the current owners.



Bedroom 1



Bathroom



Patio

Daffodils, 3 Mount Cottages, Rydal, Ambleside, LA22

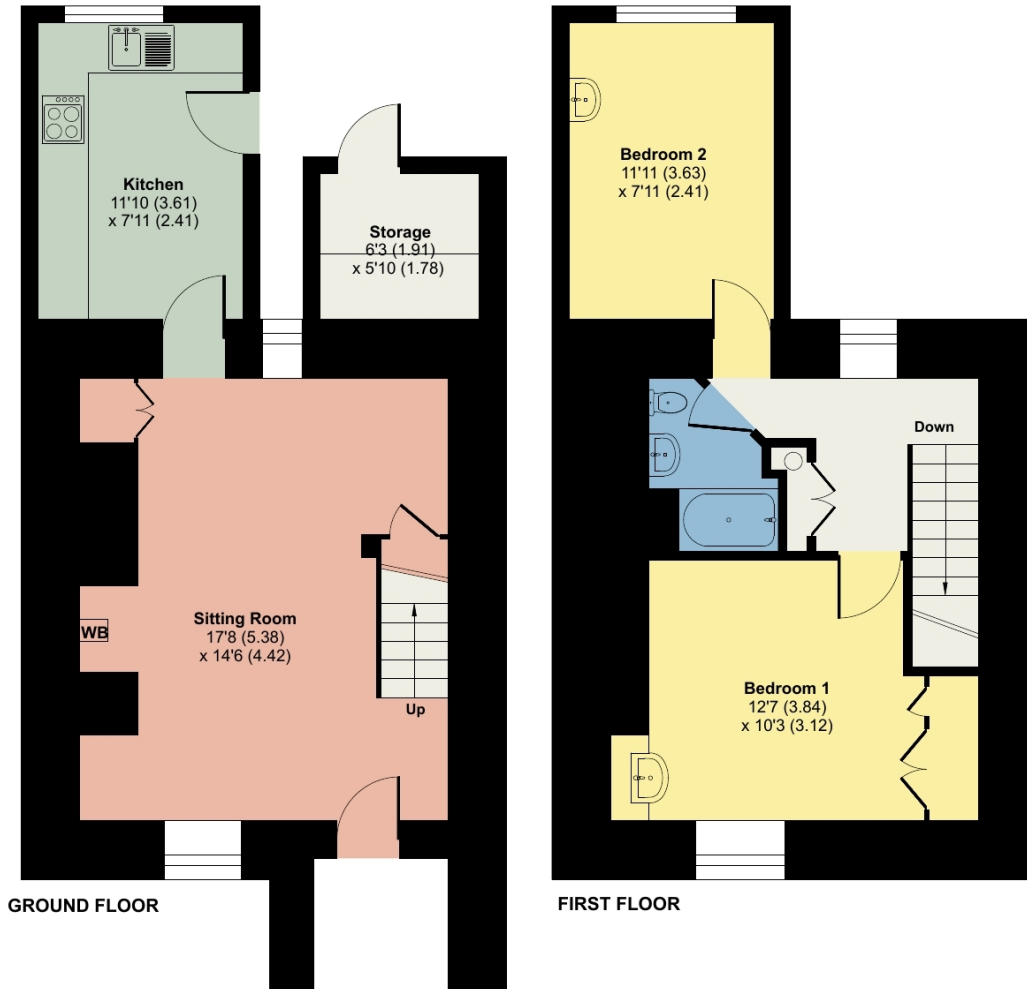


Approximate Area = 717 sq ft / 66.6 sq m

Storage = 37 sq ft / 3.4 sq m

Total = 754 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 992644

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/04/2024.

Request a Viewing Online or Call 015394 32800