



Ambleside

£755,000

Eller View, Ellerigg Road, Ambleside, Cumbria, LA22 9EU

This exceptional property offers the perfect blend of luxury and natural beauty with beautiful views across Ambleside to Wansfell. With 4 spacious double bedrooms and 3 bath/shower rooms, this home is versatile, comfortable and stylish. Eller View could be your perfect family home, holiday let or weekend retreat.

Quick Overview

- Semi- Detached House
- 4 Bedrooms 3 Bath/Shower rooms
- Fell walks from doorstep
- Close to local amenities
- Fell and Lake Views
- Peaceful Garden
- Over 4 Floors
- Superfast (79Mbps) Broadband*
- On Road Parking



4



3



2



E



Superfast
Broadband



On Road
Parking

Property Reference: AM3993



Sitting Room



Breakfast Kitchen



Breakfast Kitchen



Patio

Location From the centre of Ambleside, head north as if towards Grasmere and at the mini roundabout at the northern end of Ambleside, take the right-hand turn up 'The Struggle' onto Kirkstone Road taking the third left into Sweden Bridge Lane. Continue up this pleasant road taking the second right on to Ellerrigg Road which is a quiet elevated cul de sac with plenty of road side parking. Eller View is found approximately 250m along the cul de sac on the right hand side.

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Description Welcome to this remarkable 4 bedroom property, offering ample space and versatility for modern living. With 4 well-appointed bedrooms and 3 bath/shower rooms, this home is perfect for families or those who enjoy having plenty of space to spread out.

As you enter, you'll be greeted by a bright and spacious breakfast kitchen, complete with modern appliances such as a Belling double oven and grill, 7 ring gas hob, Indesit dishwasher, extractor fan, American style fridge freezer, sleek countertops and ample storage space. Whether you're a seasoned chef or just enjoy cooking for family and friends, this kitchen is sure to impress.

Adjacent to the kitchen is a dual aspect comfortable dining/living room with a multi fuel stove on a slate hearth, perfect for relaxing and unwinding after a long day. The large windows flood the room with natural light, creating a warm and inviting atmosphere.

Upstairs, you'll find the first of the four bedrooms, the dual aspect sitting room with a multi fuel stove with fell and lake views and a shower room. This private home offers a peaceful space to relax and recharge. The remaining three double bedrooms, all ensuite are equally spacious and well-appointed, providing plenty of room for family members or guests. With three bath/shower rooms, there will never be a morning rush or wait for a shower. Each bathroom is tastefully designed.

But what sets this property apart is the additional kitchen and double bedroom with an ensuite shower room on the lower level. This second kitchen offers endless possibilities - use it as a separate cooking space for entertaining, a dedicated area for meal prep, or even as a self-contained unit for extended family or guests. The choice is yours.

Outside the property boasts a well maintained garden on two levels with a gravelled terrace above from which the magnificent views can be enjoyed. Steps lead down to a lawned area with established shrubs, a patio area and sheds for storage. It is a perfect setting to entertain.

Located in a popular area, this home, from its elevated position and away from the hustle and bustle, offers amazing views across the village. Don't miss out on the opportunity to make this versatile property your own.

Accommodation (with approximate dimensions)

Ground Floor

Breakfast Kitchen 19' 6" x 13' 3" (5.94m x 4.04m)

Dining/Living Room 19' 9" x 10' 10" (6.02m x 3.3m)

Hall Area With an external door.

Lower Ground Floor

Bedroom 1 18' 5" x 12' 4" (5.61m x 3.76m) With door access to outside steps leading up to ground level.

Ensuite Shower Room With a wc, wash basin and shower. Heated towel rail

Kitchen 2 18' 1" x 10' 5" (5.51m x 3.18m)

First Floor

Bedroom 4 13' 4" x 10' 11" (4.06m x 3.33m)

Shower Room A 3 Piece shower room comprising a wash basin, wc and shower. Heated towel rail. With underfloor heating and a airing cupboard.

Sitting Room 19' 7" x 13' 3" (5.97m x 4.04m)

Store Currently used as a laundry room with a gas boiler. With plumbing for a washing machine and tumble dryer.

Second Floor

Bedroom 3 13' 5" x 10' 11" (4.09m x 3.33m)

Ensuite wc With a wc and wash basin.

Bedroom 2 13' 5" x 10' 10" (4.09m x 3.3m)

Ensuite Bathroom A 3 piece suite with a wc, wash basin and a shower over a panelled bath. Heated towel rail.

Outside

Porch

Garden On two levels.

Parking On Road Parking

Tenure Freehold

Viewings Strictly by appointment with the Hackney & Leigh Ambleside Office.

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



Bedroom 1



Bedroom 2



Bedroom 4

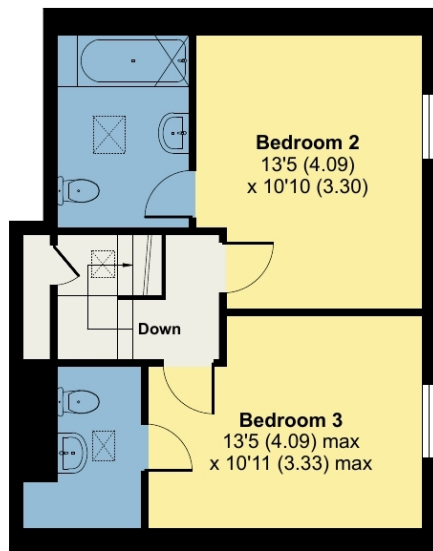


Garden

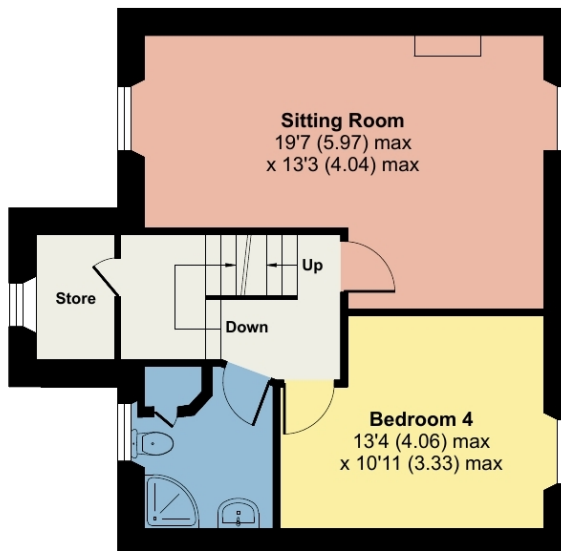
Eller View, Ellerigg Road, Ambleside, LA22

Approximate Area = 1901 sq ft / 176.6 sq m (excludes store)

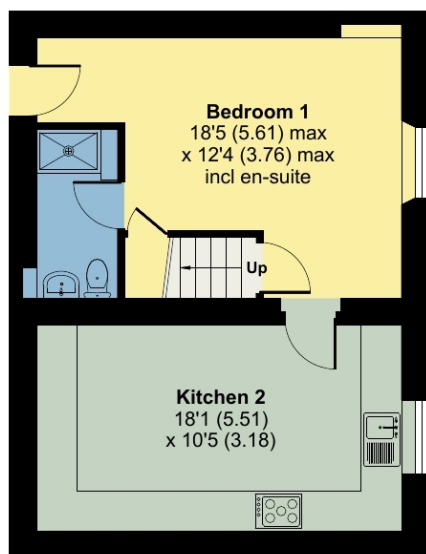
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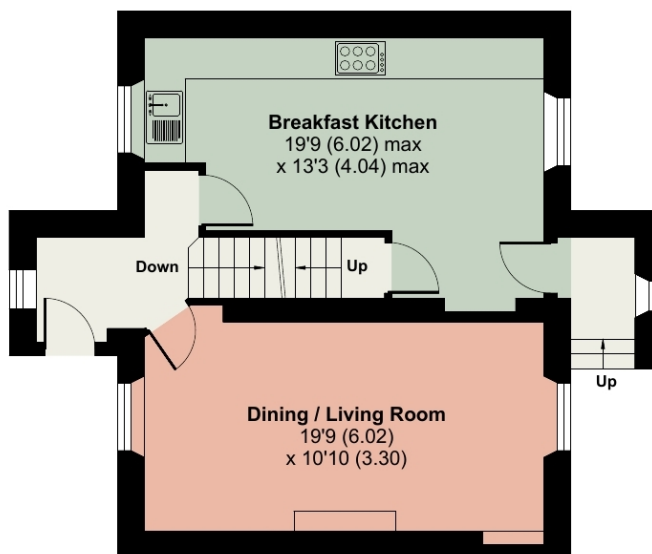
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1058053

Property Information

Services The property is connected to mains electricity, gas, water and drainage. Double glazing and gas central heating to radiators.

Note * Checked on <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA229EU&uprn=100110756948> on 5th December 2023

The property is currently a holiday let with <https://www.cottages.com/cottages/ellerview-uk1004>.

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