



Chapel Stile

£785,000

Walthwaite Lodge, Chapel Stile, Ambleside,
Cumbria, LA22 9JG

A peacefully placed bright and airy detached Lakeland home in an elevated location enjoying stunning fell views from both the property and garden. The "upside down" accommodation includes two double bedrooms and a bathroom on the ground floor, along with access to the garage and utility area. Making the most of the stunning views, the first floor has a spacious lounge/dining space with a balcony, a newly fitted kitchen, and a further double bedroom with ensuite shower room. This 3 double bedroomed home is a joy from start to finish and with its idyllic garden, and plenty of private driveway parking as well as a garage, will thrill those who view, whether you are seeking a family home, an amazing holiday let or lock-up and leave weekend retreat, you must come and see this one.

Quick Overview

- Detached Lakeland house in an elevated location
- 3 spacious bedrooms, one being ensuite
- 1 reception room with balcony
- Magnificent tranquil location with wonderful views
- Fell walks from the doorstep
- Garden with patio areas and fabulous views
- No upward chain
- The perfect home, weekend bolthole or holiday let
- Garage and private driveway parking
- Standard Broadband speed 62 Mbps available*



3



2



1



E



Standard
Broadband



Garage and
Driveway Parking

Property Reference: AM4023



Living Room



Kitchen



Kitchen



View

Location From Ambleside take the A593 over Rothay Bridge towards Coniston and Langdale and continue along this road turning right just at the Skelwith Bridge Hotel before Chesters, signposted for Langdale. Travel further along this road, crossing the cattle grid onto Elterwater Common and until reaching the village of Chapel Stile. In the centre of the village you will see the village and café and then take the second right (Langstrath House on corner). Continue up the road past the church and Walthwaite Lodge is found 400m on your left.

What3words ///paint.stopwatch.mended

Description Superbly placed on the edge of popular Chapel Stile in the beautiful Langdale Valley, Walthwaite Lodge includes on the ground floor a welcoming entrance porch ideal for dealing with wet coats and muddy boots, a dual aspect double bedroom with excellent fitted wardrobes and drawer units, another double bedroom enjoying direct access to the garden via glazed patio doors, and a family bathroom with tiled walls and floor, panel bath with rainfall shower over, wash hand basin and WC.

From the hallway there is useful direct internal access to the attached garage, and then beyond to a rear porch. A utility area including plumbing provision for an automatic washing machine and sink unit is provided in the garage.

The first floor is all about those fabulous views. The lounge is triple aspect, letting light stream in, and benefits from sliding patio door to the balcony - simply perfect for that morning coffee, or perhaps an evening glass of something cool whilst soaking up those stunning fell views. With ample space to dine, and with a welcoming open fire set upon a slate hearth for those cooler evenings.

The kitchen is newly fitted with wall and base units having Corian work surfaces including an inset sink unit. Enjoying views of the surrounding countryside from the window over the sink, providing possibly the best distraction from the dirty dishes. Integrated Bosch appliances include a double oven, ceramic four ring electric hob with extractor over, dishwasher and fridge freezer.

The double bedroom on this floor is spacious with fitted wardrobes, overhead cupboards and matching dressing table unit. The lovely ensuite shower room has tiled walls and floor, the three piece suite comprises a Bristan double headed shower in a glazed corner unit, wash hand basin and WC.

Outside there is plenty of car parking provision on the private driveway alongside the attached garage. Completing the picture is an idyllic garden to the side and rear with babbling brook, and not one but two flagged patio areas from elevated position to make the most of the views. A useful stone shed provides storage for garden and outdoor equipment. Beyond the stone shed is a large wooded garden with pathway, fenced or stone walled boundaries.

You can step from the door and within minutes be on the fells, ambling towards Grasmere or the iconic Langdale Pikes, stocking up in the village store or relaxing in one of the many traditional Inns of the region, all without troubling the car. What more could your heart desire?

Accommodation (with approximate dimensions)

Entrance Porch

Hallway Stairs to first floor. Door to garage.

Bedroom 2 12' 9" x 11' 2" (3.89m x 3.40m)

Bedroom 3 11' 2" x 10' 5" (3.40m x 3.18m)

Family Bathroom

Garage 16' 11" x 11' 5" (5.16m x 3.49m) Block built with automatic up and over door, with power, light and water. Utility area, and currently providing additional storage space.

Rear Porch

First Floor

Landing Loft access point. Integrated cupboard housing the hot water cylinder (Megaflow).

Living Room 17' 1" x 13' 1" (5.20m x 3.98m)

Balcony

Kitchen 11' 4" x 8' 1" (3.46m x 2.47m)

Bedroom 1 12' 1" x 11' 3" (3.69m x 3.42m)

Ensuite Shower Room

Outside

Garden A tiered rear garden with two paved patio areas, with low maintenance established mature beds and borders, and a stone shed. Beyond the stone shed is a large wooded garden with pathway, fenced or stone walled boundaries.

Property Information

Services Connected to mains electricity, water and drainage.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band G

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.



Bedroom 1



Bedroom 2

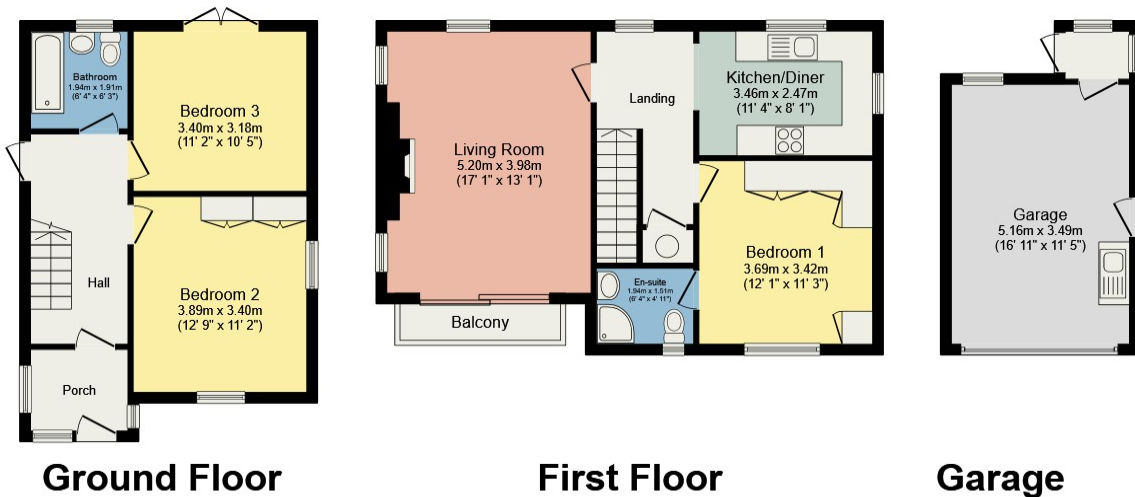


OS Map Ref 01153621



View

Chapel Stile, Ambleside



Total floor area 114.5 m² (1,233 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Ideal Holiday Letting Opportunity In the opinion of Lakelovers (<https://www.lakelovers.co.uk>)

"Walthwaite Lodge is well located in the very heart of the Lake District to create a very successful and much sought after holiday let which has the potential to benefit from strong year-round bookings, higher than average rental rates and a good level of repeat bookings. Once presented, priced and marketed correctly we would suggest that the property would achieve a gross rental income of £45-50,000 per year with the opportunity to grow this further based on repeat bookings and good reviews"

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