



Ambleside

£395,000

5 Stockghyll Court, Ambleside, Cumbria,
LA22 0QX

Enjoying a delightfully peaceful cul-de-sac location, with central Ambleside just a short stroll away alongside Stockghyll, this 3 bed roomed cottage with a garage offers a superb opportunity whether you are seeking a permanent home, weekend retreat or holiday let in the heart of the Lake District.

The accommodation includes a porch, hall, through living room, cloaks and kitchen on the ground floor with three bedrooms and a bathroom above. The sweet gardens enjoy a sunny westerly aspect with lovely views and there is a garage. Idyllic - come and see!

Quick Overview

- 3 bed roomed modern terraced cottage
- Delightfully quiet cul-de-sac location
- Just a short stroll from central Ambleside
- Wonderful views from property and garden
- Tiered garden with patio area with beautiful views
- Lakeland walks from the doorstep
- No chain
- Double glazing/ gas central heating
- Garage
- Superfast (59mbps) Broadband Available*



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Superfast
Broadband



Garage

Property Reference: AM4039



Lounge



Lounge



Dining Area



Kitchen

Location From our office close to the Little Bridge House head along the one way system into the centre of Ambleside turning left just past the Salutation Hotel through the narrow gap alongside what was once Barclays Bank. Follow the road left up alongside the wooded slopes of Stockghyll and the turning for Stockghyll Court is found a short way up on the right hand side. There is parking available in the compound on the left with the garage for number 5 being found on the right at the far end, or in the layby on the road side.

What3Words ///refer.sailors.signs

Description This charming, modern terraced cottage is delightfully placed in an elevated position above Stockghyll in a quiet and popular cul-de-sac which offers that elusive combination of feeling both pleasantly away from it all yet conveniently close to a wide array of amenities in the village centre. Ambleside itself offers a superb variety of shops, a school, traditional Lakeland inns, highly regarded restaurants, cafes and cinemas and is considered by many to be the real hub of the Lake District National Park, located at the northern tip of Lake Windermere. The cul-de-sac itself has only foot traffic along its length (except for deliveries) and provides a real haven of tranquillity.

The accommodation is light and welcoming and benefits from double glazing and central heating. A stone and slate built open porch will protect you from the elements as you shed your coat and boots. The lounge has space to dine and a cleverly utilised understair area with plumbing for an automatic washing machine. The kitchen has tiled walls and floor, fitted wall and base units with integrated Bosch appliances including a ceramic 4 ring hob, set above a separate oven and grill. There is an external door here leading to the tiered garden and patio area at the rear. The first floor has three bedrooms, the smaller of the three currently in use as an occasional home office and a bathroom with three piece suite comprising a contemporary shaped bath with Aqualisa shower over, WC and wash basin.

There are a superb selection of walks accessible literally from the doorstep, for example down alongside the waterfalls of Stockghyll or for the more energetic on to nearby Wansfell, down to the lake shore or up onto the high fells of the Fairfield Horseshoe. The location is perfect whether you are seeking an easily managed lock-up-and-leave weekend retreat, a splendid holiday let or a permanent home. Demand is strong for cottages in this location so early viewing is recommended.

Accommodation (with approximate dimensions)

Covered Entrance Porch

Entrance Hall Stairs to first floor.

Lounge 24' 6" x 11' 3" (7.48m x 3.43m)

Kitchen 9' 8" x 6' 4" (2.95m x 1.93m)

First Floor

Landing With an airing cupboard housing the hot water cylinder and having access to the roof space.

Bedroom 1 13' 9" x 10' 2" (4.19m x 3.11m)

Bedroom 2 10' 5" x 9' 9" (3.18m x 2.97m)

Bedroom 3 7' 1" x 6' 11" (2.17m x 2.11m)

Bathroom

Outside

Garage 17' 0" x 8' 7" (5.18m x 2.62m) Located in the nearby block being of brick and slate construction and having an up and over newly installed roller door.

Garden The property enjoys an easily managed front garden and a pretty tiered garden at the rear with patio area and mature borders perfect for relaxing with a morning coffee or an evening glass of something cool whilst enjoying the panoramic view. Note - this rear garden is steep, care to be taken with the steps.

Property Information

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

Council Tax Band D - Westmorland and Furness District Council

Tenure Freehold.

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.

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

"Located just a few minutes walk from the centre of Ambleside village, 5 Stockghyll Court is very well located to take full advantage of the strong year-round demand for holiday rentals. The property offers the purchasers the opportunity to create a very desirable holiday let that could quickly benefit from higher than average occupancy rates. Once correctly presented and priced we would anticipate a gross income of £30-35,000 could be achieved with the possibility to grow this further based on good reviews and repeat bookings."

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



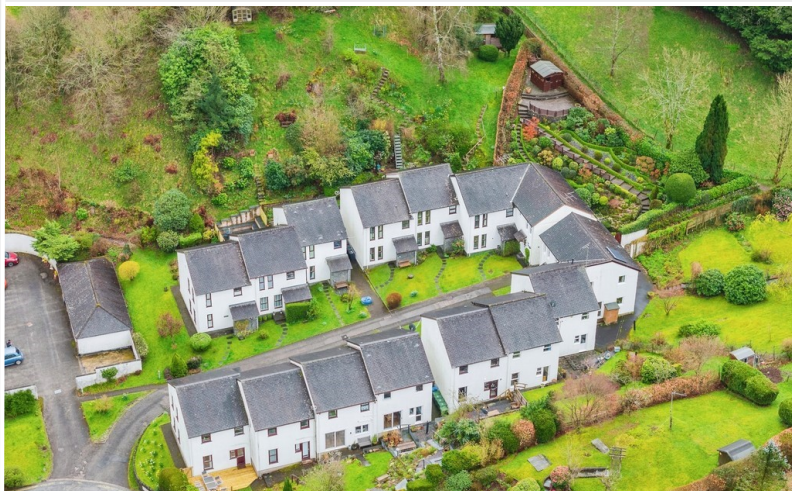
Bedroom 1



Bedroom 2

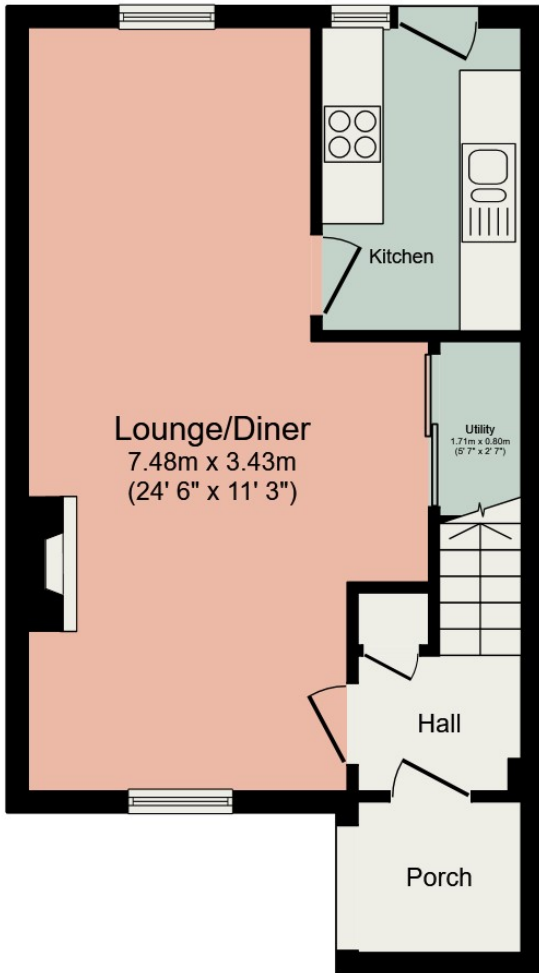


Bathroom

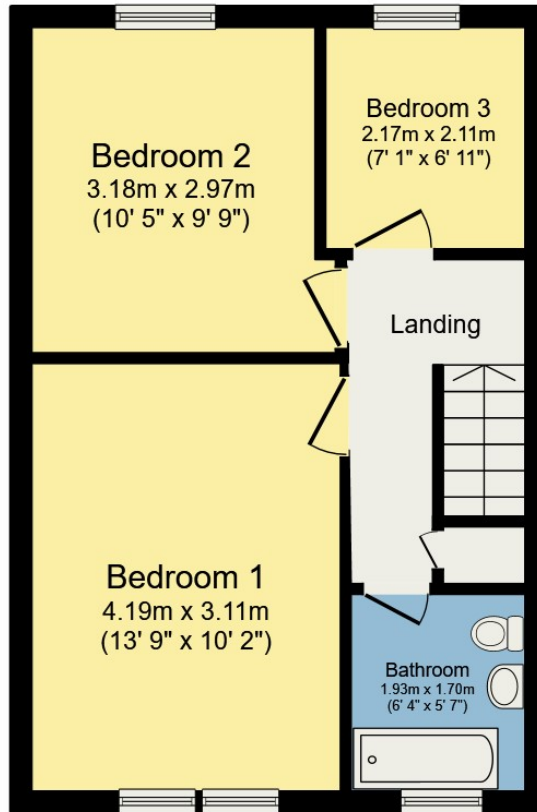


Aerial View of Stockghyll Court

Stockghyll Court, Ambleside



Ground Floor



First Floor

Total floor area 74.6 sq.m. (803 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.

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