



## Ambleside

£365,000

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 bedroomed 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 bedroomed 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\*



3



1



1



C



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](#)

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#### **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)

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**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.

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

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**Tenure** Freehold.

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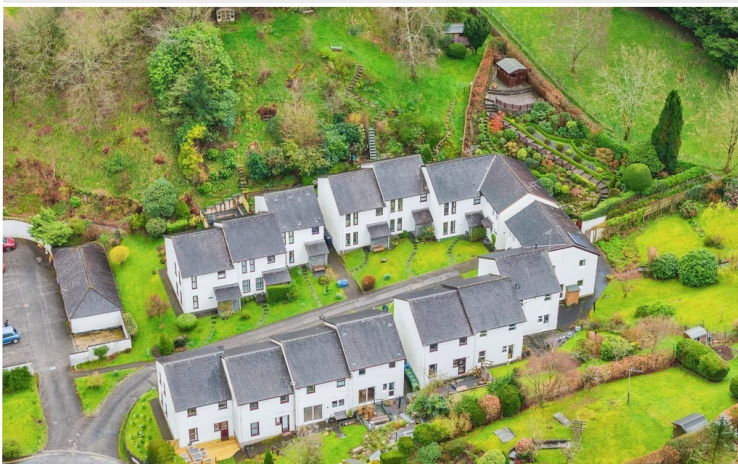
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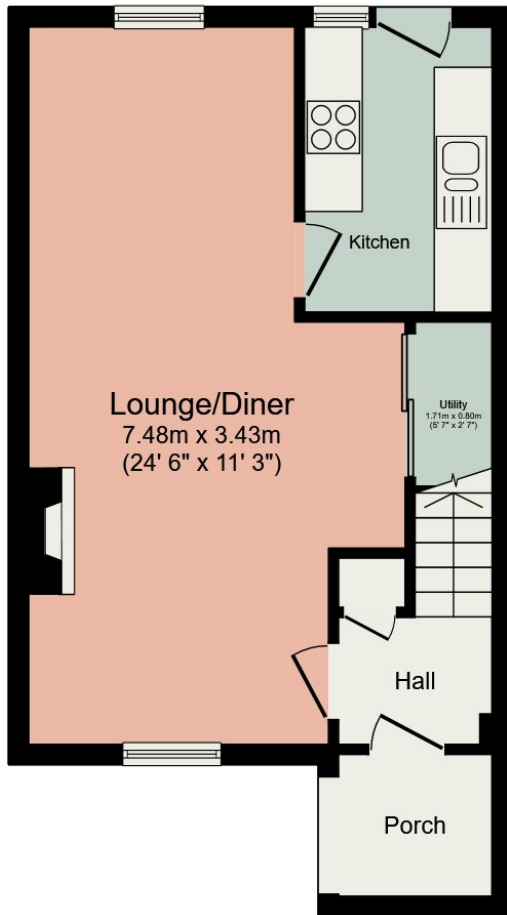


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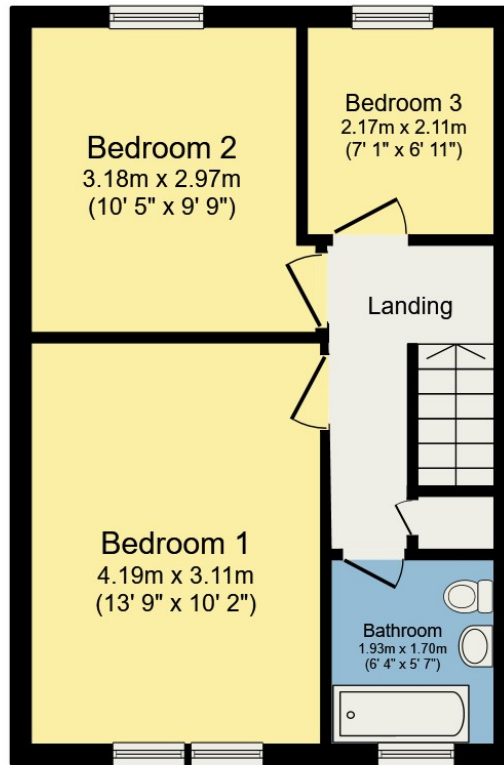


Aerial View of Stockghyll Court

## Stockghyll Court, Ambleside



**Ground Floor**



**First Floor**

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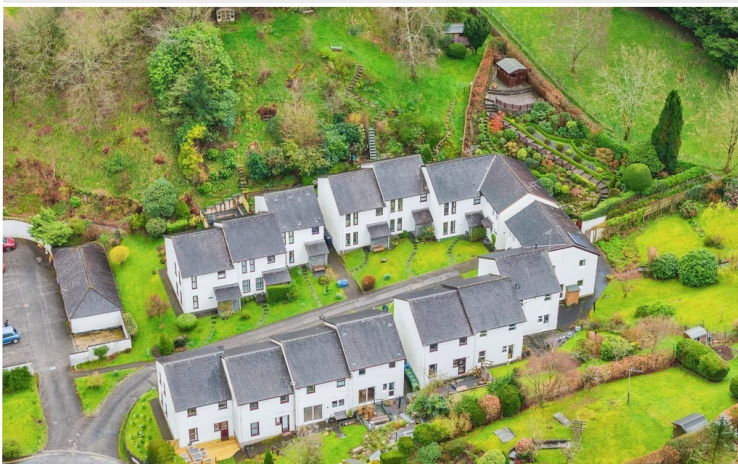
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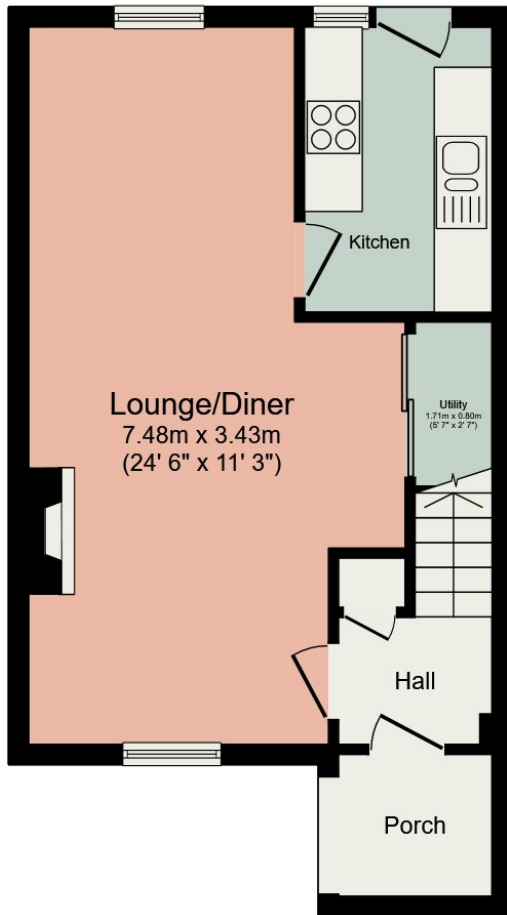


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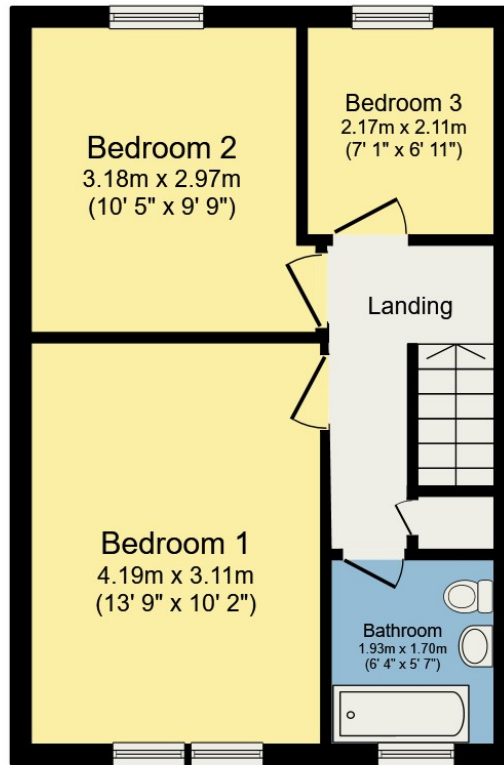


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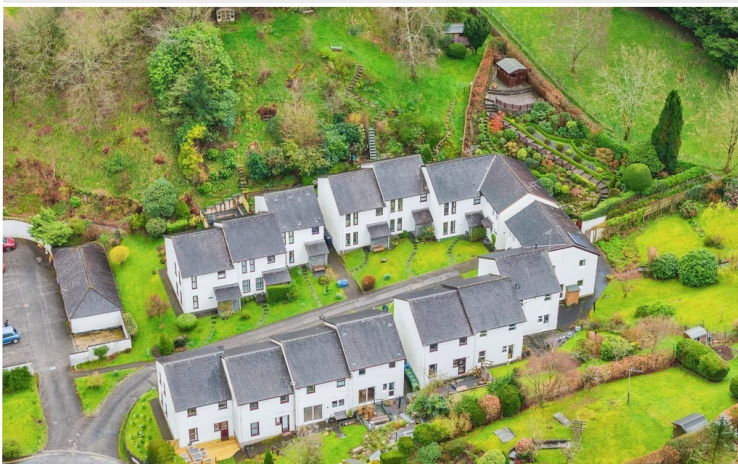
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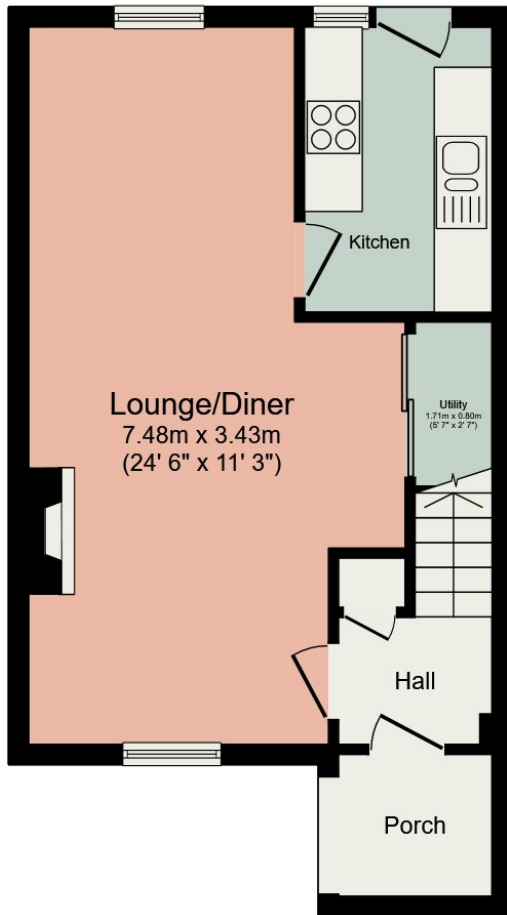


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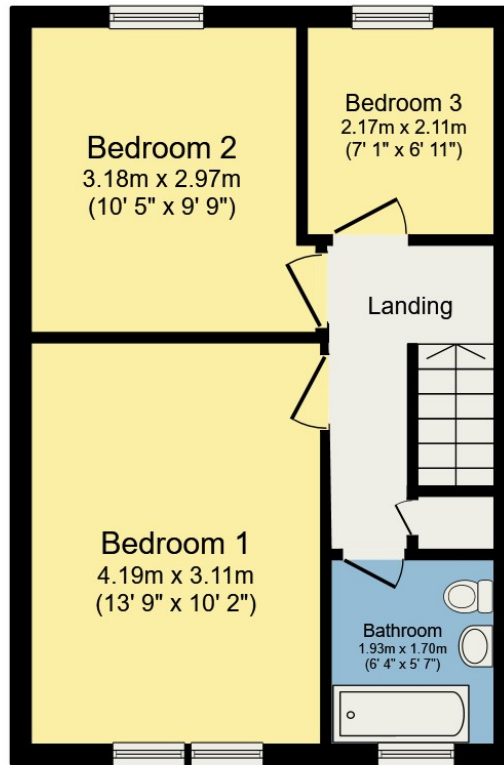


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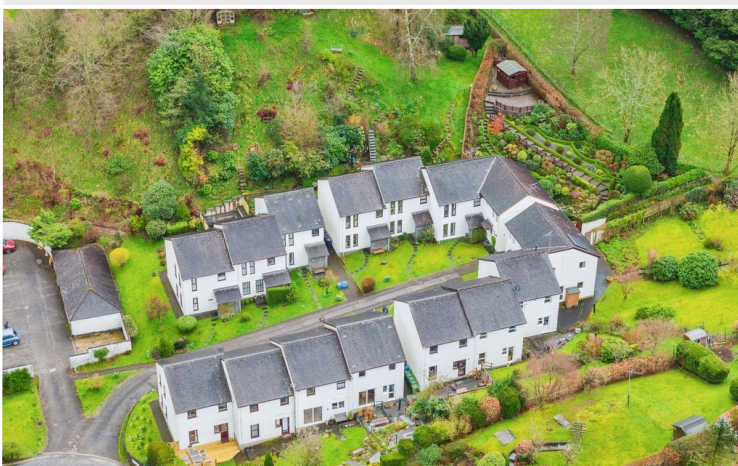
Bedroom 1



Bedroom 2

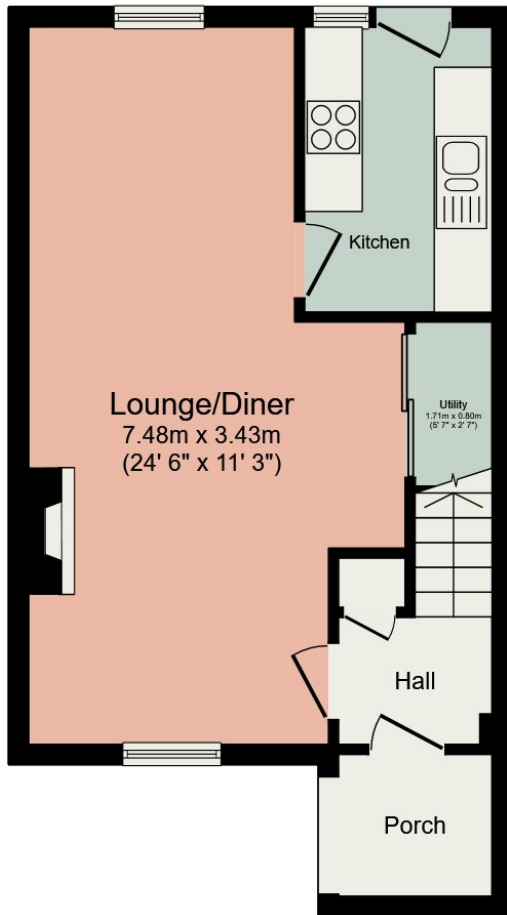


Bathroom

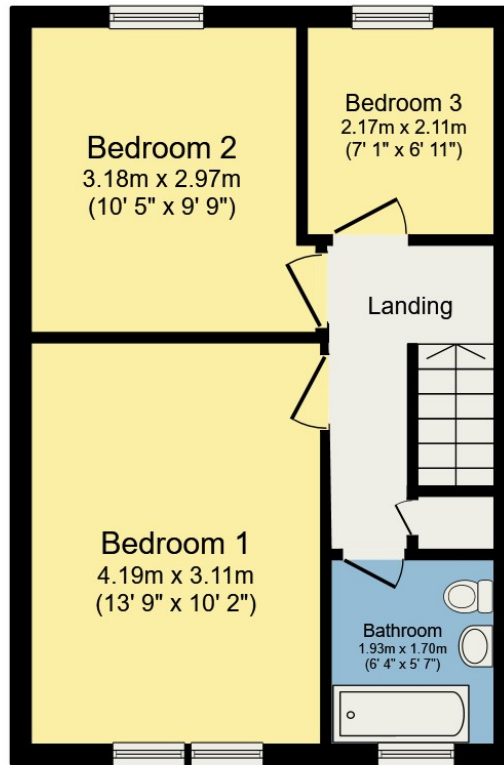


Aerial View of Stockghyll Court

## 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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